Karen Johnson Davidson County
Batch# 468971 DEEDWARR
09/02/2020 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20200902-0100112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Sharon D Muller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 10-17-2023
(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
The Diana Group LLC	New Owner	01100000700 and 01100000800
(NAME) c/o Loeb, Block & Partners LLP 505 Park Ave	(NAME)	
(ADDRESS) New York, NY 10022	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201267

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Melody Michelle Hahn** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **The Diana Group LLC, a Delaware limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

The following paragraph describes a tract of land in the 10th Civil District of Davidson County, Tennessee, said tract being that property which was conveyed to Gary F. Hahn, by Elizabeth B. Conner, in a deed of record which is recorded in Deed Book 7360, Page 296, Register's Office for Davidson County, Tennessee, (RODCT), and also being that property which was conveyed to Gary F. Hahn, by Bellsouth Telecommunications, Inc., in a deed of record which is recorded in Deed Book 10325, Page 936, RODCT.

Beginning at an iron pin (old), in the westerly margin of Greer Road, a corner of Red Diamond, having a deed reference in Instrument Number (I.N.) 20170403-0032509, RODCT, the most easterly northeast corner of this tract, and continuing with the westerly margin of said road, as follows:
with a curve to the left, having a radius of 140.00 feet, an arc distance of 124.93 feet, and a chord bearing and distance of S 34 degrees 14'22" W, 120.85 feet;
thence, S 08 degrees 40'30" W, 121.72 feet;
thence with a curve to the left, having a radius of 800.00 feet, an arc distance of 23.58 feet, and a chord bearing and distance of S 07 degrees 49'50" W, 23.58 feet;
thence, S 06 degrees 59'10" W, 245.77 feet;
thence with a curve to the right, having a radius of 375.00 feet, an arc distance of 20.07 feet, and a chord bearing and distance of S 08 degrees 31'10" W, 20.07 feet;
thence, S 10 degrees 03'09" W, 178.32 feet;
thence with a curve to the right, having a radius of 355.00 feet, an arc distance of 337.24 feet, and a chord bearing and distance of S 37 degrees 16'02" W, 324.70 feet;
thence, S 64 degrees 28'55" W, 168.63 feet;
thence with a curve to the left, having a radius of 275.00 feet, an arc distance of 239.07 feet, and a chord bearing and distance of S 39 degrees 34'37" W, 231.61 feet;
thence, S 14 degrees 18'34" E, 201.00 feet;
thence with a curve to the right., having a radius of 125.00 feet, an arc distance of 110.60 feet, and a chord bearing and distance of S 40 degrees 01'11" W, 107.03 feet to an iron pin (new), in the northerly margin of Greer Road, in the easterly boundary of a tract of land which belongs to American Tower Management, Inc., having a deed reference in I.N. 20000424-0040095, RODCT;
thence with the boundary of said tract of land which belongs to American Tower Management, Inc., as follows:
N 14 degrees 23'27" W, 383.19 feet to a pipe (old); thence, S 75 degrees 36'31" W, 400.15 feet to a pipe (old);
thence, S 14 degrees 18'34" E, 201.00 feet to an iron pin (new), in the northerly margin of Greer Road, in the westerly boundary of said tract of land which belongs to American Tower Management, Inc.;
thence with the northerly margin of said road, as follows: N 62 degrees 55'12" W, 44.77 feet;

thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 0.94 feet, and a chord bearing and distance of N 63 degrees 00'12" W, 0.94 feet to an iron pin (new), in the northerly margin of Greer Road, the southeast corner of a tract of land which belongs to Billy Greer, having a deed reference in I.N. 20161031-0115111, RODCT;
thence with the boundary of said tract of land which belongs to Billy Greer, as follows: N 13 degrees 34'07" W, 1131.18 feet to a fence post (old);
thence, N 01 degrees 23'06" W, 1904.33 feet to a 24 inch oak tree, the northeast corner of said tract of land which belongs to Billy Greer, a corner of a tract of land which belongs to Michael Gilbert, having a deed reference in I.N.

20180514-0045676, RODCT; thence, S 82 degrees 01'18" E, 265.55 feet to an iron pin (old), a common corner of said tract of land which belongs to Michael Gilbert, and a tract of land which belongs to Willie Dean Hallum, having a deed reference in Deed Book 9219, Page 499, RODCT;
thence, S 83 degrees 20'39" E, passing a common corner of said tract of land which belongs to Willie Dean Hallum, and a tract of land which belongs to Jimmy C. Byrd, having a deed reference in I.N. 20061206-0150873, RODCT, and continuing on passing a common corner of said tract of land which belongs to Jimmy C. Byrd, and a tract of land which belongs to Terry L. Glass, having a deed reference in I.N. 20140826-0077613, RODCT, and continuing on passing a common corner of said tract of land which belongs to Terry L. Glass, and a tract of land which belongs to Jason Scott Starling, having a deed reference in I.N. 20060104-0001196, RODCT, and continuing on in all, 640.32 feet to an iron pin (old), a common corner of said tract of land which belongs to Jason Scott Starling and a tract of land which belongs to Betty Elizabeth White, having a deed reference in I.N. 20180611-0055542, RODCT;
thence, S 06 degrees 07'43" E, 599.58 feet to a 24 inch maple tree (down), a common corner of said tract of land which belongs to Betty Elizabeth White, and a tract of land which belongs to Keith Groves, having a deed reference in I.N. 20170301-0020142, RODCT; thence, S 19 degrees 05'47" E, passing a common corner of said tract of land which belongs to Keith Groves, and a second tract of land which belongs to Keith Groves, having a deed reference in I.N. 20170301-0020142, RODCT, and continuing on in all, 323.46 feet to a fence post (old), a common corner of said second mentioned tract of land which belongs to Keith Groves, and a tract of land which belongs to Sondra Leonard, having a deed reference in I.N. 20191001-0099891, RODCT; thence with the boundary of said tract of land which belongs to Sondra Leonard, as follows:
S 29 degrees 37'21" E, 158.72 feet to a 4 inch beech tree;
thence, S 17 degrees 59'10" E, 71.29 feet to a 12 inch maple tree;
thence, S 12 degrees 22'45" E, 68.70 feet to a 12 inch elm tree, a common corner of said tract of land which belongs to Sondra Leonard, and said tract of land which belongs to Red Diamond;
thence with the boundary of said tract of land which belongs to Red Diamond, as follows: S 10 degrees 14'44" E, 134.62 feet to a 3 inch tree;
thence, S 04 degrees 32'59" E, 242.39 feet to an iron pin (old);
thence, S 81 degrees 14'36" E, 311.68 feet, to the point of beginning, containing 70.58 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated June 17,
2020.

BEING a portion of the same property conveyed to Gary F. Hahn by Warranty Deed from Elizabeth B. Conner, reserving unto herself a life estate, dated September 23, 1987 and filed in Book 7360, page 296, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

And also the same property conveyed to Gary F. Hahn by Warranty Deed from Bellsouth Telecommunications dated December 13, 1995 and filed of record in Book 10325, page 936, Register's Office for Davidson County, Tennessee.

Gary F. Hahn having died testate on July 15, 2019 devising subject property to Melody Michelle Hahn as evidenced by Last Will and Testament of Gary Floyd Hahn, Sr. filed of record in The Chancery Court for Maury County, Tennessee at Columbia, Docket No. P-106-20.

Unimproved ☒

This is improved ☐ property, known as 70.58 +/- acres 0 Greer Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of September, 2020

Melody Michelle Hahn

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melody Michelle Hahn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of September, 2020.

Notary Public
My Commission Expires:

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
October 23, 2023

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Wesley D. Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary's Seal

