Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 484503 DEEDWARR
09/28/2020 11:09:34 AM 3 pgs
Fees: $18.00 Taxes: $5,457.50

20200928-0111168

20-1-664

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 25 day of September, 2020 by and between Unico TN, LLC, MB Pike Series, a Delaware limited liability company, hereinafter referred to as GRANTOR, and Jeffrey Skinner, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A tract of land referred to hereinafter as tract "A" in the first, formerly Third Civil District of Davidson County, Tennessee, being more fully described as follows: Beginning at an iron pin on the northeasterly margin of Murfreesboro Road, U.S.41, Tenn. 70-S, at the Westerly corner of the Louise Martinez tract (Book 4413, page 993, Register's Office for Davidson County, Tennessee), said iron pin is northwesterly, a distance of 507.4' from the centerline of Millwood Drive and processing as follows:
1. With the Northeasterly margin of Murfreesboro Road, N 45° 45' W, a distance of 145.80' to an iron pin; thence,
2. Severing the land of which this is a part, N 44° 15' E, a distance of 50.16' to an iron pin; thence,
3. N 35° 11' 20" E, a distance of 324.25 to an iron pin; thence,
4. S 55° 53' E, a distance of 207.38' to an iron pin; thence,
5. S 34° 07' W, a distance of 284.00' to an iron pin in an old fence line; thence,
6. N 45° 45' W, a distance of 80.00' to an iron pin; thence,
7. S 34° 07' W, a distance of 129.30' to the point of beginning and containing 73,207 square feet or 1.681 acres.

A 25-foot perpetual, non-exclusive easement for Ingress and Egress along the northwesterly side of tract "A", calls 2 and 3 above, and running with the title to tract "A", being more fully described as follows: Beginning at an iron pin in the Northeasterly margin of Murfreesboro Road at a point 145.80' from the point of beginning of the above described tract of land herein conveyed and proceeding as follows:
1. N 45° 45' W, a distance of 25.00' to a point; thence,
2. N 44° 15' E, a distance of 48.18' to a point; thence,
3. N 35° 11' 20" E, a distance of 321.80' to a point; thence,
4. S 55° 53' E, a distance of 25.00' to a iron pin; thence,
5. S 35° 11' 20" W, a distance of 324.25', to an iron pin; thence,
6. S 44° 15' W, a distance of 50.16', to the point of beginning and containing 9,305 square feet or 0.214 of an acre.

Reserved therefrom is a perpetual, non-exclusive 25-foot Ingress and Egress Easement in favor of Judy's Foods, Inc., along the Northwesterly side of tract "A", calls 2 and 3 above, being more fully described as follows: Beginning at an iron pin in the northeasterly margin of Murfreesboro Road at a point 145.80' from the point of beginning of the above described tract of land herein conveyed and proceeding as follows: 1. N 44° 15' E, a distance of 50.16' to an iron pin; thence, 2. N 35° 11' 20" E, a distance of 324.25' to an iron pin; thence, 3. S 55° 53' E, a distance of 25.00' to a point; thence, 4. S 35° 11' 20" W, a distance of 326.70' to a point; thence, 5. S 44° 15' W, a distance of 52.14' to a point on the northeasterly margin of Murfreesboro Road; thence, 6. N 45° 45' W, a distance of 25.00' to the point of beginning and containing 9,416 square feet or 0.216 of an acre.

All the above is described by a survey of Ragan-Smith & Associates, Inc., dated July 5, 1979.

Being the same property conveyed to Unico TN, LLC, MB Pike Series, a Delaware limited liability company, by Quitclaim Deed, from Farokh Fani, dated December 5, 2018, recorded December 6, 2018, of record in Instrument No. 20181206-0119154, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Farokh Fani, an individual, by Special Warranty Deed, from Sharon Wachtel, Executrix of the Estate of David K. Wachtel, Jr., recorded January 8, 2004, of record in Instrument No. 20040108-0003499, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 902 Murfreesboro Pike, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Unico TN, LLC, MB Pike Series, a Delaware limited liability company

By: _____
Farokh Fani, Sole Member

CORPORATE
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Farokh Fani** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Sole Member** of **Unico TN, LLC, MB Pike Series**, the within named bargainor, a corporation, and that he/she as such **Sole Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Sole Member**.

Witness my hand and seal, at office in Franklin, this the 25th day of September, 2020.

_____
Notary Public
My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Jeffrey Skinner
1401 S. Dickerson Rd
Goodlettsville, TN 37072

Send Tax Statements to:

New Owner

Map & Parcel: 10600014400

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $1,475,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of September, 2020.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

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