WARRANTY DEED

File #2020073134

Karen Johnson Davidson County
Batch# 484655 DEEDWARR
09/28/2020 01:17:14 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20200928-0111385

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-18-2022

(AFFIX SEAL)

RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE RICHARD MANSFIELD

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kinlin Development, LLC, a North Carolina limited liability company	Same as New Owner	16300033000
(NAME)	(NAME)	
3412 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Melrose Investment Company, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kinlin Development, LLC, a North Carolina limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Plan of Subdivision for Lot 1 The Hills of Hickory Hollow Commercial P.U.D. of record in Plat Book 6900, Page 603, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the southwest corner of the herein described property and in the north right-of-way of Bell Road;

Thence leaving said right-of-way North 20 degrees 48 minutes 00 seconds West, 160.00 feet to an iron pin (set), said pin being the northwest corner of the herein described tract;

Thence North 67 degrees 52 minutes 53 seconds East, 48.11 feet to an iron pin (set), said pin being on the west edge of a joint ingress/egress easement , also being the beginning of a curve to the left, said curve having a central angle of 76 degrees 08 minutes 46 seconds, a radius of 112.00 feet, an arc length of 148.85 feet, and a chord of South 77 degrees 37 minutes 23 seconds East, 138.13 feet;

Thence along said easement along the arc Of the above described curve 148.85 feet to an iron pin (set), said pin being the beginning of curve to the right, said curve having a central angle of 73 degrees 01 minutes 27 seconds, a radius of 25.00 feet. an arc length of 31.86 feet, and a chord of South 79 degrees 11 minutes 03 seconds East, 29.75 feet;

Thence along said easement along the arc of the above described curve 31.86 feet to an iron pin (set);

Thence along said easement South 42 degrees 40 minutes 20 seconds East, 3.74 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 21 degrees 59 minutes 38 seconds, a radius of 85.00 feet, an arc length of 32.63 feet, and a chord of South 31 degrees 40 minutes 31 seconds East, 32.43 feet;

Thence along said easement, along the arc of above described curve 32.63 feet to an iron pin (set);

Thence along said easement South 20 degrees 40 minutes 42 seconds East, 35.67 feet to an iron pin (set), said pin being the north right-of-way of Bell Road;

Thence with said right-of-way South 69 degrees 30 minutes 34 seconds West, 196.48 feet to the point of beginning and containing 22,343 square feet or 0.51 acres more or less.

Being the same property conveyed to Melrose Investment Company, LLC by Warranty deed from FFH Properties, a Tennessee general partnership of record in Instrument No. 20140523-0044807 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on May 23, 2014.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 5200, Page 697 and Plat Book 6900, page 687 and Plat Book 6900, page 603, Register's Office for Davidson County, Tennessee.; Easements as described in Warranty deed of record in Book 7594, Page 474, in the Register's Office for Davidson County, Tennessee.; Columbia Gulf Transmission Company Easement of record in Book 5118, Page 797, in the Register's Office for Davidson County, Tennessee.; Easement of record in Book 7484, Page 619, in the Register's Office for Davidson County, Tennessee.; Subject to unrecorded Lease Agreement dated November 27, 2008, by and between FFH Properties, a Tennessee general partnership, and Goodwill Industries of Middle Tennessee, Inc., amended by First Amendment to Lease Agreement dated April 30, 2013.

unimproved ☐
This is improved ☒ property, known as **767 Bell Road, Antioch, TN 37013**

(House Number) (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 successors and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of September, 2020.

Melrose Investment Company, LLC, a Tennessee limited liability company

BY: _____

Peter Woo Chul Park, Member

Melrose Investment Company, LLC, a Tennessee limited liability company

BY: Melanie A Kim-Park

Melanie Arang Kim-Park, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Peter Woo Chul Park, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Melrose Investment Company, LLC, the within named bargainor, a limited liability company, and that he as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing his name as a member of Melrose Investment Company, LLC.

Witness my hand and official seal at office, this 23rd day of September, 2020.

Commission expires: 8/22/22

Vanessa E. Allen
Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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Commission expires: 8/22/22

Vanessa E. Allen
Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO:
Rick Mansfield, Attorney at Law
110 S. Maple Street
Murfreesboro, TN 37130