This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8253-DJ

Karen Johnson Davidson County
Batch# 539702 DEEDWARR
12/21/2020 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,216.30
20201221-0151526

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$640,000.00~~ $599,000.00 (CT)

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2020.

Notary Public
My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hill Top Development, LLC 1814 Cynthiana Lane Franklin, TN 37067-8598	Same as new owner	060-13-0-002.00 060-13-0-005.01 060-13-0-005.02 060-13-0-005.03 060-13-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Chris Koch and Allison Koch, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hill Top Development, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1: 060-13-0-002.00

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT "A" ON PART OF THE YOKLEY PROPERTY, UNRECORDED, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY E. L. MILLER, JR. ON SEPTEMBER 8, 1962, AS FOLLOWS:

BEGINNING AT AN IRON PIN 225 FEET NORTH OF THE CENTER OF YOKLEY DRIVE; THENCE ON A NORTHERLY LINE, NORTH 0 DEGREES, 50 MINUTES EAST 200 FEET TO AN IRON PIN; THENCE ON A SOUTHEASTERLY LINE SOUTH 83 DEGREES 55 MINUTES EAST 447 FEET TO AN IRON PIN; THENCE ON A SOUTHERLY LINE SOUTH 2 DEGREES 0 MINUTES WEST 200 FEET TO A POST; THENCE ON A WESTERLY FINE NORTH 81 DEGREES 15 MINUTES WEST 301 FEET TO THE POINT OF BEGINNING AND CONTAINING 2 ACRES MORE OR LESS.

TRACT 2: 060-13-0-005.01

LOCATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING TRACT "E" ON THE UNRECORDED PLAN OF PART OF THE YOKLEY PROPERTY, DESCRIBED ACCORDING TO A SURVEY MADE BY E.L. MILLER, JR., DATED JULY 11, 1962, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHEAST CORNER OF SAID TRACT "E", SAID IRON PIN BEING 257.4 FEET WEST OF THE WESTERLY MARGIN OF MATTHEWS ROAD; THENCE IN A SOUTHWESTERLY LINE SOUTH 25 DEG. 30' WEST 10 FEET TO AN IRON PIN; THENCE IN A SOUTHWESTERLY LINE SOUTH 25 DEG. 30' WEST 409.7 FEET TO AN IRON PIN IN THE CENTER OF A 12 FOOT GRAVEL ROAD; THENCE IN A WESTERLY LINE NORTH 80 DEG. 30' WEST 83 FEET TO A POINT; THENCE IN A RADIUS OF TO 3' 89 FEET TO A POINT; THENCE IN A NORTHERLY LINE NORTH 1 DEG. 50' EAST 221.5 FEET TO AN IRON PIN; THENCE IN AN EASTERLY LINE SOUTH 77 DEG. 50' EAST 9 FEET TO AN IRON PIN; THENCE IN A NORTHEASTERLY LINE NORTH 65 DEG. 0' EAST 23.7 FEET TO AN IRON PIN; THENCE IN AN EASTERLY LINE SOUTH 74 DEG. 55' EAST 143 FEET TO AN IRON PIN; THENCE IN A NORTHEASTERLY LINE NORTH 26 DEG. 10' EAST 125.2 FEET TO AN IRON PIN; THENCE NORTH 26 DEG. 10' EAST 10 FEET IN A NORTHEASTERLY LINE TO AN IRON PIN; THENCE IN AN EASTERLY LINE SOUTH 80 DEG. EAST 80 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5 ACRES MORE OR LESS.

TRACT 3: 060-13-0-005.02

LAND IN THE 12TH, FORMERLY 21ST, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT "C" AS SHOWN ON A SURVEY OF TRACTS, A, B, AND C, BEING PART OF THE YOKELY PROPERTY, MADE BY E.L. MILLER, JR., AND COL., OF NASHVILLE, TENNESSEE NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID IRON PIN BEING THE 182.4 FEET WEST OF THE WESTERLY MARGIN OF MATTHEWS ROAD; SAID IRON PIN ALSO BEING 10 FEET FROM AN IRON PIN AT THE SOUTHWEST CORNER OF TRACT "B"; THENCE FROM SAID POINT OF BEGINNING, SOUTH 19 DEGREES 60' WEST 348.1 FEET TO AN IRON PIN; THENCE NORTH 86 DEGREES 00' WEST 122.8 FEET TO AN IRON PIN; THENCE NORTH 25 DEGREES 30' EAST 364.4 FEET TO AN IRON PIN; THENCE SOUTH 80 DEGREES 00' EAST 75 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

TRACT 4: 060-13-0-005.03

LAND IN THE 12TH, FORMERLY THE 21ST, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS TRACT "D" AS SHOWN ON A SURVEY BY E. L. MILLER, DATED SEPTEMBER 29, 1961, NOT OF RECORD, AS FOLLOWS:

SAID TRACT "D" BEGINS AT AN 18 INCH HACKBERRY TREE, SAID POINT OF BEGINNING BEING SOUTH 86 DEG. 45 MIN. WEST, 143 FEET FROM AN IRON PIN IN THE WESTERLY MARGIN OF OLD MATTHEW ROAD AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF A 50 FOOT RIGHT OF WAY, AND SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED BY DEED OF RECORD IN BOOK 3785, PAGE 973, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY LINE OF SAID PROPERTY DESCRIBED IN DEED OF RECORD IN BOOK 3785, PAGE 973, SAID REGISTER'S OFFICE, SOUTH 12 DEG. 30 MIN. WEST, 168.0 FEET TO AN IRON PIN, THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED IN BOOK 3785, PAGE 973, SAID REGISTER'S OFFICE; THENCE SOUTH 12 DEG. 30 MIN. WEST TEN FEET TO AN IRON PIN, THE NORTHEASTERLY COMER OF THE PROPERTY CONVEYED BY DEED OF RECORD IN BOOK 3785, PAGE 246, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN BOOK 3785, PAGE 246, NORTH 80 DEG. WEST 75 FEET TO AN IRON PIN, THE NORTHWESTERLY CORNER OF SAID PROPERTY DESCRIBED IN BOOK 3785, PAGE 246, AND THE NORTHEASTERLY COMER OF THE PROPERTY CONVEYED BY DEED OF RECORD IN BOOK 3405, PAGE 447, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF SAID OF SAID PROPERTY DESCRIBED IN BOOK 3405, PAGE 447, NORTH 80 DEG. WEST, 80 FEET TO AN IRON PIN, THE NORTHWESTERLY CORNER OF SAID PROPERTY DESCRIBED IN BOOK 3405, PAGE 477; THENCE NORTH 14 DEG. 30 MIN. EAST, 141.6 FEET TO AN IRON PIN IN THE SOUTHERLY LINE OF SAID 50 FOOT ROAD EASEMENT; THENCE WITH THE SOUTHERLY LINE OF SAID ROAD EASEMENT, NORTH 86 DEG. 45 MIN. EAST, 165 FEET TO THE POINT OF BEGINNING.

TRACT 5: 060-13-0-006.00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

PROPERTY COMMONLY KNOWN AS: 2528 OLD MATTHEWS ROAD NASHVILLE, TN 37207 COUNTY OF DAVIDSON.

BEING LOT NO. 1 ON THE PLAN OF OLD MATTHEWS ROAD SUBDIVISION OF RECORD AS

INSTRUMENT NO. 20010913-0099804, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION AND DESCRIBED IN THE LAST INSTRUMENT OF CONVEYANCE AS FOLLOWS:

A TRACT OF LAND IN THE 12TH, FORMERLY 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS TRACT NO. 1 OF THE HARDIN YOKLEY LANDS AND DESCRIBED ACCORDING TO A COPY OF SURVEY MADE OF MCKISSACK BROS. DATED JULY 13, 1952, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF OLD MATTHEWS ROAD AT THE CORNER OF TRACTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID TRACTS, N. 82 DEG. WEST 198 FEET TO AN IRON PIN; THENCE SOUTH 71 DEG. 40' WEST 341 FEET TO AN IRON PIN; THENCE N. 54 DEG. 40' E 120.3 FEET TO AN IRON PIN; THENCE S. 12 DEG. 10' E 102.2 FEET TO AN IRON PIN IN THE WEST MARGIN OF SAID OLD MATTHEWS ROAD; THENCE WITH THE MARGIN OF THE SAME N. 24 DEG E. 121.1 FEET AND N. 13 DEG. EAST 194 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

BEGINNING AT AN IRON ROD ON THE WESTERN MARGIN OF OLD MATTHEWS ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY OF JAMES WALLACE (DB 4498, PAGE 293, R.O.D.C., TN) LOCATED 883.5 FEET MORE OR LESS SOUTH OF SILAS DRIVE AND BEING THE NORTHEAST CORNER OF THIS PARCEL; THENCE WITH SAID ROAD MARGIN AND A CURVE TO THE RIGHT HAVING A DELTA OF 16 DEG. 00' 40" RADIUS OF 775.00 FEET, LENGTH OF 216.57 FEET AND A CHORD BEARING S. 16 DEG. 06' 03" W. 215.87 FEET TO A POINT; THENCE CONTINUING WITH SAID ROAD N. 62 DEG. 53' 03" W. 183.35 FEET TO AN IRON ROD; THENCE N. 17 DEG. 40' 00" E. 177.32 FEET TO AN IRON ROD; THENCE S. 82 DEG. 00' 00" E. 179.99 FEET TO THE POINT OF BEGINNING CONTAINING 0.884 ACRES MORE OR LESS SURVEYED MARCH 28, 2001 BY L. STEVEN BRIDGES, JR. RLS 1740 OF BRIDGES LAND SURVEYING AND CONSULTING 313 EAST MAIN ST. STE 11 HENDERSONVILLE, TN 37075.

Being the same property conveyed to REI615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Warranty Deed from REI616, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20181221-0124365 Register's Office for Davidson County, Tennessee, dated December 12, 2018 and recorded on December 21, 2018; further being the same property conveyed to REI616, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from REI615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20180821-0083032, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Chris Koch and Allison Koch, husband and wife, by Quitclaim Deed form REI615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY dated December 11, 2020 and recorded in Instrument No. ___**202012210151525**_____, Register's Office for Davidson County, Tennessee.

This is ___improved or _____ unimproved property located at: **0 Toney Road, 2506 Webster Drive, 2504 Webster Drive, 0 Old Matthews Road, 2528 Old Matthews Road, Nashville, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~31st~~ 11th day of ~~July~~ December, 2020.

JM JM

GRANTOR:

Chris Koch

Allison Koch

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared RE1615, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of July, 2020.

Notary Public
My Commission expires: 1-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-2021