Karen Johnson Davidson County
Batch# 543776 DEEDWARRSP
12/31/2020 08:08:30 AM 5 pgs
Fees: $28.00 Taxes: $1,278.35
20201231-0154857

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 West End Avenue, Suite 400
Nashville, TN 37203

**ADDRESS NEW OWNER:**
Robert D. Poole and Gloria M. Poole,
Trustees of the Robert D. Poole
and Gloria M. Poole Revocable Trust
Established August 26, 2014
1039 Hillview Drive
Hendersonville, TN 37075

**SEND TAX BILLS TO:**
New Owner

**MAP PARCEL NO.**
17500021700

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**STATE OF GEORGIA**

**FULTON COUNTY**

**The actual consideration or value, whichever is greater, for this transfer is $345,500.00.**

**AFFIANT**

**Subscribed and sworn to before me this** 12th **day of** December, 2020

**Notary Public**

CHRISTOPHER VON GAL NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 18, 2022

**My Commission Expires:**
March 18 2020

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KNOXVILLE QREE ACCOMODATORS, LLC, a Georgia limited liability company ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto ROBERT D. POOLE AND GLORIA M. POOLE, TRUSTEES OF THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014 ("Grantees"), and Grantees' heirs, successors, and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is unimproved property known as 0 Hurricane Creek Blvd., Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to Grantees, their heirs, successors, and assigns, forever.

Grantor does hereby covenant with Grantees that it is lawfully seized and possessed of the Property in fee simple and that Grantor has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, subject however to the matters set forth on Exhibit "B."

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed to be effective as of the 12th day of December, 2020.

GRANTOR:

KNOXVILLE QREE ACCOMODATORS, LLC, a Georgia limited liability company

BY DRS HOLDINGS I, LLC, a Georgia limited liability company
Its: Managing General Partner

BY: _____
Douglas R. Stanfield
Its: Manager

STATE OF GEORGIA
COUNTY OF FULTON

PERSONALLY APPEARED BEFORE ME, Christopher Von Gal, a Notary Public in and for said State and County, the within named Douglas R. Stanfield, Manager of DRS Holdings I, LLC, a Georgia limited liability company, which is Managing General Partner of KNOXVILLE QREE ACCOMODATORS, LLC, a Georgia limited liability company, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he has executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Atlanta, Georgia, this 12th day of December, 2020.

_____
NOTARY PUBLIC

CHRISTOPHER VON GAL NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 18, 2022

MY COMMISSION EXPIRES:
March 18 2022

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 2 ON THE FINAL PLAT OF HURRICANE CREEK INDUSTRIAL PARK, SECTION FOUR, OF RECORD IN INSTRUMENT NO. 200711300139323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO KNOXVILLE QREE ACCOMODATORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, BY DEED FROM DOUGLAS D. DEVENPORT AND WIFE, NORRINE C. DEVENPORT, OF RECORD IN INSTRUMENT NO. 200705160058802, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2 All matters shown on plat(s) of record in Instrument No. 200711300139323, in the Register's Office of Davidson County, Tennessee.

3 Terms and provisions of Clearance Permit, by and between Patton, Hatcher & Ahearn Inc. and J.F. Ahearn and The Southern Bell Telephone and Telegraph Company, its associated and allied companies, of record in Book 1083, Page 277, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between Knoxville QREE Accomodators, LLC and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 2007083001014150, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Storm Drainage, by and between Knoxville QREE Accomodators, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 200708300104175, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Ground Lease by and between Knoxville QREE Accomodators, LLC, a Georgia limited liability company, and NEFF Rental LLC, a Delaware limited liability company, of record in Instrument No. 201612200133541, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Matt Foster, 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.

Matt Foster
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jodean M. King
Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

