Karen Johnson Davidson County
Batch# 544076 DEEDWARRSP
12/31/2020 02:40:30 PM 13 pgs
Fees: $68.00 Taxes: $5,920.00
20201231-0155265

**THIS INSTRUMENT PREPARED BY:**
Catherine H. Gwyn
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
150 Third Avenue South
Suite 1700
Nashville, TN 37201

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

**Affiant**

Subscribed and sworn to before me, this 29th day of December, 2020.

Notary Public

My Commission Expires: 10/17/2023

Address New Owner As Follows:
Dyno Nobel Inc.
6440 South Millrock Drive
Salt Lake City, UT

Send Tax Bills To:
New Owner

Map-Parcel Number:
060-00-0-044.00,
060-00-0-047.00,
060-15-0-004.00,
060-15-0-004.01, and
060-15-0-019.00

## SPECIAL 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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells, and Dawn Robinson Fuller**, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto **Dyno Nobel Inc., a Delaware corporation**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit "A" attached hereto.

This conveyance is made subject to:

1. County taxes for the year 2020 which have been prorated and paid by Grantors. County taxes for 2021 and subsequent years to be paid by Grantee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, Page 636, said Register's Office. (Tract 1)

3. Ingress/Egress Easement of record in Book 2244, Page 257, said Register's Office. (Tract 1)

4. Declaration of Ingress, Egress and Utility Easement of record in Instrument No. 20171023-0108208, said Register's Office. (Tract 1)

5. Access Easement of record in Instrument No. 20060601-0064719, said Register's Office. (Tract 2)

6. Matters shown on the Plan of record in Book 421, Page 16, said Register's Office. (Tracts 3 and 4)

7. Right to use well as referenced in instrument of record in Book 3277, Page 69, said Register's Office. (Tract 4)

8. Matters shown on the Plan of record in Book 332, Page 43, said Register's Office. (Tract 5)

9. Sanitary Sewer Easement of record in Book 7693, Page 589, said Register's Office. (Tract 5)

This is not now nor has it ever been the primary residence of the Grantors herein.

This is unimproved property known as 0 Dickerson Pike (060-00-0-044.00 and 060-00-0-047.00) and 207 Lemuel Road (060-15-0-004.00) Nashville, TN; and improved property known as 205 Lemuel Road (060-15-0-004.01) and 220 Lemuel Road (060-15-0-019.00) Nashville, TN.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantors, but not further or otherwise.

**WITNESS** my hand effective this 28th day of December, 2020.

Phillip Robinson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Robinson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of December, 2020.

Notary Public

My Commission Expires: 5-9-2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**WITNESS** my hand effective this 29th day of December, 2020.

Sheryl Robinson Thompson
Sheryl Robinson Thompson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheryl Robinson,* the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. *Thompson

**WITNESS** my hand, at office, this 28th day of December, 2020.

Catherine H. Gwyn
Notary Public

My Commission Expires: 5-7-2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**WITNESS** my hand effective this 29th day of December, 2020.

Amy Robinson Sparks

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Robinson Sparks, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of December, 2020.

Notary Public

My Commission Expires: 5-7-2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**WITNESS** my hand effective this 29th day of December, 2020.

Patricia Robinson Wells

Patricia Robinson Wells

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Robinson Wells, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of December, 2020.

Catherine H. Gwyn

Notary Public

My Commission Expires: 5-7-2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**WITNESS** my hand effective this 29th day of December, 2020.

Dawn Robinson Fuller

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn Robinson Fuller, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of December, 2020.

Notary Public

My Commission Expires: 5-7-2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# EXHIBIT A

Tract 1

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Lands of Claiborne Y. Hooper, deceased, as of record in Minute Book "A", page 693, and Minute Book "C", page 400, of the Chancery Court at Nashville, described according to a survey made July 3, 1939, as follows:

Beginning at a point in the center of the old Dickerson Road, 190 feet northerly from the intersection of the continuation of the northerly margin of a lane and the center line of said old Dickerson Road; thence North 15 degrees East, with the center of said old Dickerson Road, 400 feet to a stake; thence North 88 degrees 31' West 2305 feet to a point in the westerly line of a stone wall; thence South 1-1/4 degrees West, with said stone wall, 400 feet to a point; thence South 88 degrees 31' East 2200 feet to the point of beginning, containing 22 acres, more or less.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof conveyed by Mrs. Sadie Ella Markle and husband, H. E. Markle, to Henry E. Gentry and wife, Hazel Gentry, by deed of record in Book 1392, page 207, Register's Office for said County, said tract being described therein according to a survey made June 26, 1946, by Z. J. Wilkerson, Surveyor, as follows:

Beginning at a point in the westerly margin of Dickerson Road or Pike as now widened and located, at the northeast corner of the property of Burnett Morris, said point being approximately 190 feet north from intersection of the continuation of the north margin of a lane and said Pike; thence along the margin of said Pike, North 12 degrees 15' East 370 feet more or less to the south margin of a new 30-foot roadway lying along the north line of this property and along the south line of the Vaughan property, said roadway being established by this survey; thence along the south margin of the roadway North 89 degrees 45' West 420 feet to a stake; thence South 9 degrees 15' West 364.8 feet to a stake in a fence line, being Burnett Morris' north line; thence with said fence South 89 degrees 30' East 400 feet to the point of beginning, containing 3.38 acres exclusive of any part of the land within the bounds of Dickerson Pike.

Being the same property conveyed to Phillip Robinson, Trustee of the Charles Robb Robinson Living Trust with Marital Deduction by deed from Donald R. Shaw, dated February 22, 2007, of record in Instrument No. 20070301-0025577, said Register's Office.

Also, being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller by deed from Phillip

Robinson, Trustee of the Charles Robb Robinson Living Trust, of record in Instrument No. 20100211-0010921, dated February 3, 2010, said Register's Office.

ALSO INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record as Instrument No. 20171023-0108207, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, described as follows, to wit:

Being in the Fourth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being part of Lot No. 1 on the plan of the Division of the Clairborne Y. Hooper Lands, of record in Minute Book "A", Page 693, and in Minute Book "C", Page 400, of the Chancery Court at Nashville, and described as follows:

BEGINNING at the intersection of the north margin of a 10 foot lane as shown on the Plan of a Subdivision of the Len K. Hart Property of record in Book 421, page 16 in the Register's Office of Davidson County, Tennessee, and the west line of Lot 17 in said Plan of a Subdivision of the Len K. Hart Property, point also being in a rock wall fence; thence North 05 degrees 02 minutes 10 seconds East (basis of bearings Tennessee State Plane NAD 83) along said rock wall fence a distance of 183.30 feet; thence South 85 degrees 32 minutes 52 seconds East a distance of 785.50 feet to the northwest corner of a tract of land as described in Instrument No. 20020108-0003043 in said Register's Office; thence South 04 degrees 24 minutes 49 seconds West along the west line of said tract a distance of 182.76 feet to the southwest corner thereof; point also being on the north margin of the aforementioned 10 foot lane; thence North 85 degrees 35 minutes 11 seconds West along said north margin a distance of 787.50 feet to the Point of Beginning, containing 3.30 acres more or less.

Being the same property conveyed to Hermitage Explosives Corporation, Inc. by deed from Stadium Properties Company, LTD., dated September 19, 2006, of record in Instrument No. 20060922-0117617, said Register's Office.

Also, being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson, each as to an undivided one-fifth (1/5) interest by deed from Hermitage Explosives Corporation, a Tennessee corporation, incorrectly referred to as Hermitage Explosives Corporation, Inc., dated January 19, 2018, of record in Instrument No. 20180126-0008329, said Register's Office.

Tract 3

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of the Len K. Hart Property, as of record in Book 421, Page 16, Register's Office for said County, described as follows:

BEGINNING in the north margin of Lemuel Road at the common corner of Lots No. 14 and 15 thence north along the line of said lots, 636 feet to the south margin of a 10 foot lane; thence east with said lane, 200 feet to the corner of Lots Nos. 13 and 14; thence south along the line of said lots, 224.4 feet to the northeast corner of part of Lot No. 14 conveyed to C. B. Pettus and wife by deed of record in Book 3277, page 69, Register's Office for said County; thence with the north line of Pettus' lot, North 89 deg. 30 min. west 85 feet to an iron pin; thence along the west line of Pettus' lot, South 2 deg. West 358.8 feet to a railroad spike; thence South 23 deg. 40 min. West 100 feet to an iron pin the north margin of Lemuel Road; thence west with said Road 86 feet more or less to the beginning.

Being the same property conveyed to Hermitage Explosive Corporation by deed from Martha Taylor Adcock and husband, James R. Adcock, dated June 10, 1975, of record in Book 4922, Page 177, said Register's Office.

Also, being the same property conveyed to Daniel C. Robinson and Charles R. Robinson by deed from Hermitage Explosives Corporation, dated March 29, 1977, of record in Book 5130, Page 92, said Register's Office

Also, being the same property conveyed to Charles R. Robinson by deed from Daniel C. Robinson and wife, Mildred Stockdale Robinson, dated February 15, 1995, of record in Book 9603, Page 589, said Register's Office.

Charles R. Robinson aka Charles Robb Robinson died testate, on or about, November 9, 2006. Pursuant to the terms of his will of record in Probate File 06P-1920 in the Probate Office for Davidson County, Tennessee, Phillip Robinson was appointed as Executor with power of sale.

Also, being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller by deed from Phillip Robinson, Executor of the Estate of Charles Robb Robinson, dated November 16, 2009, of record in Instrument No. 20091117-0105996, said Register's Office.

Tract 4

Land in Davidson County, Tennessee, being the southeast part of Lot No. 14 on the Map of the Len K. Hart Property, as of record in Book 421, page 16, Register's Office for said County, and described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated

August 6, 1961, as follows: BEGINNING at an iron pin set in concrete in the north margin of Lemuel Road at the corner of Lots 13 and 14; thence with the line between said two lost, N 2° E 503.1 feet to an iron pin, thence N 89° 30' W 85 feet to an iron pin; thence S 2° W 358.8 feet to a railroad spike; thence S 23° 40' W 100 feet to an iron pin in the north margin of Lemuel Road; thence with the margin of the same S 65° E 130 feet to the point of beginning.

Being the same property conveyed to Daniel C. Robinson and Charles R. Robinson by deed from Jo Carolyn Pettus Lee, Executrix of the Estate of Martha Ann Rhodes Pettus; Jo Carolyn Pettus Lee and husband, Allan Reese Lee and Cyrus Benton Pettus, III and wife, Winifred Gail Pettus, dated April 6, 1984, of record in Book 6267, Page 757, said Register's Office.

Also, being the same property conveyed to Charles R. Robinson and wife, Sarah D. Robinson by deed from Daniel C. Robinson, dated March 7, 1986, of record in Book 6801, Page 273, said Register's Office.

Charles C. Robinson died on or about, November 9, 2006 leaving Sarah D. Robinson the surviving tenant by the entirety.

Sarah D. Robinson subsequently died intestate, on or about, November 24, 2007 leaving Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller as her only heirs at law.

For further reference see Affidavit of Heirship of record in Instrument No. 20091117-0105995, Instrument No. 20120224-0016395 and Instrument No. _____, said Register's Office.

Tract 5

LAND in Davidson County, Tennessee, being part of Lot No. 40 in Jones and Hart Subdivision on the west side of Dickerson Turnpike, a plan of which is of record in Plat Book 332, page 43, of the Register's Office for Davidson County, Tennessee, is described according to a survey made by Wm. C. Parrish, Associates, Civil Engineers, dated March 3, 1960 as follows:

BEGINNING at an iron stake in the southerly margin of Lemuel Road, the same being a common corner of Lots 39 and 40; thence South 11 degrees 40' West 291.87 feet to an iron stake; thence North 78 degrees 20' West 360.38 feet to an iron stake; thence North 11 degrees 40' East, 295 feet to an iron stake in the southerly margin of Lemuel Road; thence South 88 degrees 58' East with said margin of said Road 194 feet to an angle in stone wall; thence continuing with said margin of said road South 65 degrees 30' East 180.35 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that tract of land conveyed to Wilburn Bass Tinnin, Jr., by Warranty Deed from Robert B. Brown, Jr., and wife, Emma L. Brown, of record in Book 4311, page 698, described as follows:

BEGINNING at an iron stake in the southerly margin of Lemuel Road, the same being a common corner of Lots Nos. 39 and 40; thence South 11 degrees 40' West 150 feet to an iron stake; thence North 67 degrees 30' West 95 feet to an iron stake; thence North 11 degrees 40' East 150 feet to a point in the southerly margin of Lemuel Road; thence South 65 degrees 30' East 95 feet to the point of beginning.

Being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson, each as to a one-fifth (1/5) undivided interest by deed from Michael D. Hitchcock, dated October 27, 2017, of record in Instrument No. 20171030-0110757, said Register's Office.

**True Copy Certification**

I, Catherine H. Gwyn, 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, Catherine H. Gwyn, 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: 10-17-2023

Notary's Seal

