Karen Johnson Davidson County
Batch# 556136 DEEDWARR
01/19/2021 01:04:30 PM 4 pgs
Fees: $23.00 Taxes: $23,676.30
20210119-0007920

#35822

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35822-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $6,399,000.00. Janine M. Dunn Affiant Subscribed and sworn to before me this 15th day of January, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: TSTM, LLC 2281 Old Hickory Blvd. Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER 2281 OLD HICKORY BLVD NASHVILLE TN 37215	**Tax Information:** Map and Parcel No.: 15700001300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronnie G. Dunn and spouse, Janine M. Dunn** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **TSTM, LLC, a Florida limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *and Williamson County

This is improved property located at 2281 Old Hickory Blvd., Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 15th day of January, 2021.

Ronnie G. Dunn

Janine M. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronnie G. Dunn and Janine M. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson and Williamson County, Tennessee, described as follows:

Beginning at a metal fence post in the southerly right-of-way of Old Hickory Boulevard, said post being the northwesterly corner of the herein described property and the northeasterly corner of the Chalfont Property as of record in Deed Book 5609, page 159, Register's Office for Davidson County, Tennessee, and being approximately 70 feet in an easterly direction from the intersection of Old Hickory Boulevard and Chickering Road; thence with the said southerly right-of-way South 82 degrees 54' 08" East 353.67 feet to an iron rod in the northwesterly property line of Middleton Subdivision as recorded in Plat Book 6900, page 257, said Register's Office; thence leaving said right-of-way and with the westerly line of said subdivision South 06 degrees 39' 50" West 1536.61 feet to an iron rod; thence with the southerly line of said subdivision South 82 degrees 07' 40" East 338 feet to a new iron rod; thence South 07 degrees 52' 20" West 202.20 feet to a new iron rod; thence North 83 degrees 37' 39" West 698.10 feet to a concrete monument; thence North 07 degrees 01' 01" East 1,750.13 feet to the point and place of beginning.

Being the same property conveyed to Ronnie G. Dunn and spouse, Janine M. Dunn by deed dated August 23, 1996 from Wilbur C. Sensing, Jr. and Lucy T. Sensing, Co-Trustees of the Wilbur C. Sensing, Jr. Generation-Skipping Trust (1/3 interest), Mrs. Dorothea Sensing Hetzel and Ms. Dorothea S. Hetzel, Co-Trustees of the Dorothea Sensing Hetzel Generation-Skipping Trust (1/3 interest), and Katherine Sensing Hill and Robert S. Hill, III, Co-Trustees of the Katherine Sensing Hill Generation-Skipping Trust 1/3 interest) of record in Book 1437, page 91, Register's Office for Williamson County, Tennessee, and Book 10167, page 468, Register's Office Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 15700001300.
2. Restrictive Covenants contained in an instrument of record in Deed Book 75, page 87, Williamson County, Tennessee, and Book 1101, page 686, Register's Office for Davidson County, Tennessee.
3. Easements for the benefit of The Metropolitan Government of Nashville and Davidson County, Tennessee, contained in the Order of Possession of record in Book 8646, page 677, and the Final Order of record in Book 9277, page 119, Register's Office for Davidson County, Tennessee.
4. Easement for the benefit of The City of Brentwood contained in the Agreed Order of record in Book 7435, page 276, Register's Office for Williamson County, Tennessee.
5. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

