Karen Johnson Davidson County
Batch# 588878 DEEDWARR
03/10/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210310-0031706

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elementary Living, LLC	NEW OWNER	044 00 0 026.00
(NAME) 30 Burton Hills Blvd Ste 400	(NAME)	
(ADDRESS) Nashville TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hall Enrichment Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elementary Living, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County in the 111h Civil District and described as follows:

BEGINNING at a found 1/2" iron rod with cap #1465 Walker, located on the Eastern right-of-way line of Industrial Drive, being a common corner with the Clayton Bank and Trust Property, of record as Instrument No. 20170707-0068629 and also being located at Station 17+93, as shown on State Right-of-Way Plans, Project No. 19157-3401-04; thence running along said Eastern right-of-way, run thence North 55 deg. 49 min. 13 sec. East for a distance of 195.03 feet to a 5/8" iron rod; thence continuing along said right-of-way line, run thence with a curve to the left having a radius of 5804.97 feet and a central angle of 01 deg. 39 min. 31 sec., along the arc of said curve for a distance of 168.04 feet, said arc subtended by a chord bearing North 55 deg. 34 min. 02 sec. East for a distance of 168.03 feet to a set 1/2" iron rod with cap RLS #1770, being a common corner with the M.D.H.A. Property of record as Instrument No. 20160511-0046790; thence leaving said Eastern right-of-way line and running along the Southern property line of the said M.D.H.A Property, run thence South 44 deg. 36 min. 55 sec. East for a distance of 244.42 feet, to a found 1/2" iron rod with. cap #1465 Walker, being a comm.on comer with said Clayton Bank and Trust Property; thence leaving said Southern property line and running along a Western property line of said Clayton Bank and Trust Property, run thence South 55 deg. 46 min. 45 sec. West for a distance of 363.15 feet to a common comer with said Clayton Bank and Trust Property; thence continuing along a Northern property line of

said Clayton Bank and Trust, run thence North 44 deg. 36 mm. 55 sec. West for a distance of 243.93 feet to the POINT OF BEGINNING; and containing therein 2.00 acres, more or less, according to a survey by Robyn Jo Hamill, RLS #1770, Atlantic Surveying & Mapping, Inc., Lebanon, TN 37087.

Being the same property conveyed to Hall Enrichment Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Old Hickory Credit Union, dated 10/17/2018, recorded in Instrument No. 20181017-0103034, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 0 Robinson Road, Old Hickory, TN 37138

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. 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 26 day of February, 2021.

Hall Enrichment Group, LLC
A Tennessee Limited Liability Company

BY: _____
Gary S. Hall, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary S. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President, and is authorized to execute the instrument on behalf of Hall Enrichment Group, LLC, the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as President.

Witness my hand and official seal, this the 26 day of February 2021.

_____
Notary Public
My Commission Expires: 7-3-2023
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY