SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 632244 DEEDWARRSP
05/10/2021 01:29:30 PM 6 pgs
Fees: $33.00 Taxes: $6,752.50
20210510-0062569

File No.: TCW-20-Onsite-0WCP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allwaste Onsite LLC	New Owner	05900023000
(NAME) c/o American Allwaste LLC 12141 Wickchester Ln, Ste 325 Houston, TX 77079	(NAME)	
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Harvey W. Coombs, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, Allwaste Onsite LLC, a Delaware limited liability company, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit A: Legal Description

This is unimproved property, known as 0 Whites Creek Pike, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging to the Grantee, its successors, heirs and assigns forever Grantor(s) covenant that Grantor(s) are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Grantor(s) further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to said real estate to said Grantees, its successors, heirs, and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor(s).

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.

Witness my hand this 3rd day of May, 2021.

Harvey W. Coombs

STATE OF TENNESSEE
COUNTY OF Robertson

On this 3 day of May, 2021, before me personally appeared Harvey W. Coombs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of May, 2021.

Notary Signature
My commission expires:
3-23-22

KENDRA A. MONFETTE
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 3-23-22
COUNTY OF ROBERTSON

Exhibit A
Legal Description

Land situated in the 2nd Council District of Davidson County, Tennessee, being more particularly described as follows:

Commencing at the intersection of Lane Drive and Whites Creek Pike, thence in a northwesterly direction, an approximate distance of 753 feet to an iron rod set with a Dale and Associates cap found along the southwesterly margin of Whites Creek Pike, said rod being 5 feet from the northern most corner of Lot 1 of the Hahn Commercial Subdivision, of record in Plat Book 5305, Page 654, Register's Office for Davidson County, Tennessee ("RODC"), said rod being the point of beginning for the herein described land;

thence leaving said margin and with the subdivision, South 53 degrees, 49 minutes, 27 seconds West, a distance of 352.16 feet to a point;

thence along the Lot line, South 36 degrees, 09 minutes, 56 seconds East, a distance of 230.02 feet to a capped iron rod as set by TN RLS 213;

thence along the northerly margin of Rowan Drive, South 52 degrees, 20 minutes, 52 seconds West, a distance of 13.50 feet to a point;

thence leaving said margin and with the line of Section 4 Haynes Manor of record in Plat Book 4175, Page 90, North 84 degrees, 01 minutes, 59 seconds West, a distance of 236.64 feet to a ½" iron rod;

thence North 84 degrees, 00 minutes, 10 seconds West, a distance of 572.95 feet to a point;

thence with Section 3 of Haynes Manor of record in Plat Book 4175, Page 11, North 84 degrees, 03 minutes, 33 seconds West, a distance of 433.93 feet to a point;

thence leaving said subdivision and along a new partition for the following 2 calls, North 05 degrees, 56 minutes, 15 seconds East, a distance of 299.84 feet to a point;

thence North 57 degrees, 12 minutes, 55 seconds East, a distance of 1,026.33 feet to a point along the southwesterly margin of Whites Creek Pike;

thence along said margin, South 41 degrees, 52 minutes, 40 seconds East, a distance of 437.23 feet to a point;
thence with a curve turning to the right, having an arc length of 331.37 feet, a radius of 3,827.16 feet, a chord bearing of South 39 degrees, 23 minutes, 50 seconds East, and a chord length of 331.27 feet to the point of beginning of the herein described land, having an area of 817,933.0 square feet or 18.78 acres of land.

LESS AND EXCEPT that portion of property conveyed from Harvey W. Coombs to ALLWASTE ONSITE, LLC a Delaware limited liability company, by Special Warranty Deed recorded in Instrument No. 20190807-0078362, RODC, TN, and further described as follows:

Commencing at the intersection of Lane Drive and Whites Creek Pike, thence in a northwesterly direction, an approximate distance of 1329+/- feet to an iron rod set with a Dale and Associates and being the point of beginning for the herein described land;

thence leaving the said right of way with a severance line, South 55 degrees 04 minutes 32 seconds West a distance of 258.51 feet, to a point;

thence, South 39 degrees 38 minutes 13 seconds East a distance of 481.84 feet, to an iron rod set;

thence, South 51 degrees 08 minutes 31 seconds West a distance of 263.78 feet, to an iron rod set;

thence, North 41 degrees 33 minutes 12 seconds West a distance of 251.01 feet, to an iron rod set;

thence, North 83 degrees 53 minutes 07 seconds West a distance of 711.25 feet, to an iron rod found, set by Dale and Associates on the westerly line of Michael J. Nacarato and C&M Leasing, LLC of record in Instrument No: 20190116-0004753, R.O.D.C., TN;

thence with said line, North 57 degrees 12 minutes 55 seconds East a distance of 1026.33 feet, to a point on said right of way;

thence along said right of way, South 41 degrees 52 minutes 40 seconds East a distance of 181.02 feet, which is the point of beginning, having an area of 344,298.26 square feet, or 7.904 acres, according to survey dated June 20, 2019, by Dale and Associates, Steven C. Matthews, TN RLS #2352, Project #18230.

SAID PROPERTY BEING THE SAME AS THE PROPERTY DESCRIBED IN SURVEY PREPARED BY Steven C. Matthews, TN RLS# 2352 of Dale and Associates, PLLC, DATED 04/23/2021, AND LAST REVISED ON 04/28/2021, IN PROJECT NO. 18230, AND BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE 2ND COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF LANE DRIVE AND WHITES CREEK PIKE, THENCE IN A NORTHWESTERLY DIRECTION, AN APPROXIMATE DISTANCE OF 743+/- FEET TO AN 5/8" IRON ROD FOUND, SET BY A DALE AND ASSOCIATES HAVING A PINK CAP, ALONG THE SOUTHWESTERLY MARGIN OF WHITES CREEK PIKE, SAID ROD BEING 5 FEET FROM THE NORTHERN MOST CORNER OF LOT 1 OF THE HAHN COMMERCIAL SUBDIVISION, OF RECORD IN PLAT BOOK 5305, PAGE 654, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C.,TN,) SAID ROD BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LAND;

THENCE LEAVING SAID MARGIN WITH THE WESTERLY MARGIN OF LOT 1, SOUTH 53°49'27" WEST, A DISTANCE OF 352.16 FEET, TO AN 5/8" IRON ROD FOUND, SET BY DALE AND ASSOCIATES, HAVING A PINK CAP;

THENCE CONTINUING WITH SAID LINE, SOUTH 36°09'56" EAST, A DISTANCE OF 230.02 FEET, TO AN IRON ROD FOUND, SET BY RLS 213, ON THE WESTERLY LINE OF LOT 1 ON THE FINAL PLAT OF KENNETH H. MORGAN PROPERTY, IN PLAT BOOK 8250, PAGE 914, R.O.D.C.,TN;

THENCE WITH SAID LINE, SOUTH 52°20'52" WEST, A DISTANCE OF 13.50 FEET, TO AN 5/8" IRON ROD FOUND, SET BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE NORTHERLY LINE OF SECTION 4, HAYNES MANOR SUBDIVISION OF RECORD IN PLAT BOOK 4175, PAGE 90, R.O.D.C.,TN,

THENCE WITH SAID LINE, NORTH 84°01'59" WEST, A DISTANCE OF 236.64 FEET, TO AN 1/2" IRON ROD FOUND, HAVING NO CAP AT THE NORTHEAST PROPERTY CORNER OF WILLIE LEWIS STALLWORTH AND DOROTHY J. STALLWORTH OF RECORD IN DEED BOOK 6776, PAGE 523, R.O.D.C.,TN.;

THENCE WITH SAID LINE, NORTH 84°00'10" WEST, A DISTANCE OF 572.95 FEET, TO AN 5/8" IRON ROD FOUND, SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, ON THE NORTHERLY LINE OF SECTION 3 HAYNES MANOR SUBDIVISION OF RECORD IN PLAT BOOK 4175, PAGE 11, R.O.D.C.,TN.;

THENCE WITH SAID LINE, NORTH 84°03'33" WEST, A DISTANCE OF 433.93 FEET, TO AN 5/8" IRON ROD FOUND, SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, AT THE SOUTHEAST CORNER OF SCANNELL PROPERTIES 477 LLC, INSTRUMENT NUMBER 20201222-0152004, R.O.D.C.,TN;

THENCE LEAVING SECTION 3, HAYNES MANOR WITH THE EASTERLY LINE OF SCANNELL PROPERTIES, NORTH 05°56'15" EAST, A DISTANCE OF 299.84 FEET, TO AN 5/8" IRON ROD FOUND, SET BY DALE AND ASSOCIATES, HAVING A PINK CAP, AT THE SOUTHWEST

CORNER OF ALLWASTE ONSITE LLC, OF RECORD IN INSTRUMENT NUMBER 20190807-0078362, R.O.D.C.,TN.;

WITH ALLWASTE ONSITE LLC FOR THE NEXT FIVE (5) CALLS;
THENCE, SOUTH 83°53'07" EAST, A DISTANCE OF 711.25 FEET, TO AN 5/8" IRON ROD SET, BY DALE AND ASSOCIATES, HAVING A PINK CAP;
THENCE SOUTH 41°33'12" EAST, A DISTANCE OF 251.01 FEET, TO AN 5/8" IRON ROD SET, BY DALE AND ASSOCIATES, HAVING A PINK CAP;
THENCE NORTH 51°08'31" EAST, A DISTANCE OF 263.78 FEET, TO AN 5/8" IRON ROD SET, BY DALE AND ASSOCIATES, HAVING A PINK CAP;
THENCE NORTH 39°38'13" WEST, A DISTANCE OF 481.84 FEET, TO AN 5/8" IRON ROD SET, BY DALE AND ASSOCIATES, HAVING A PINK CAP;
THENCE NORTH 55°04'32" EAST, A DISTANCE OF 258.51 FEET, TO AN 5/8" IRON ROD SET, BY DALE AND ASSOCIATES, HAVING A PINK CAP ON THE SOUTHERLY MARGIN OF WHITES CREEK PIKE;

THENCE WITH THE SAID MARGION, SOUTH 41°52'40" EAST, A DISTANCE OF 256.20 FEET, TO AN 5/8" IRON ROD FOUND, SET BY DALE AND ASSOCIATES, HAVING A PINK CAP;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 331.37', WITH A RADIUS OF 3827.16', WITH A CHORD BEARING OF SOUTH 39°23'50" EAST, WITH A CHORD LENGTH OF 331.27', TO THE POINT OF BEGINNING, HAVING AN AREA OF 473,634.78 SQUARE FEET, OR 10.873 ACRES;

INFORMATION WAS TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY, BY DALE AND ASSOCIATES UNDER THE SUPERVISION OF STEVEN C. MATTHEWS, TN. R.L.S. #2352, DATED APRIL 23, 2021 AND LAST REVISED APRIL 28, 2021, AND LEGAL DESCRIPTION WAS WRITTEN ON APRIL 28, 2021, PROJECT #18203;

BEING AND INTENDED TO BE THE REMAINING PORTION OF THE SAME PROPERTY CONVEYED TO HARVEY W. COOMBS BY SPECIAL WARRANTY DEED FROM M & R LAND CO., LLC , A TENNESSEE LIMITED LIABILITY COMPANY, MICHAEL J. NACARATO, JR. AND C & M LEASING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED FEBRUARY 25, 2019, OF RECORD IN INSTRUMENT NO. 20190226-0017150, SAID REGISTER'S OFFICE AFTER A PORTION OF THE PROPERTY ORIGINALLY CONVEYED TO HARVEY W. COOMBS PER THE AFOREMENTIONED SPECIAL WARRANTY DEED WAS CONVEYED TO ALLWASTE ONSITE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM HARVEY W. COOMBS, DATED JULY 31, 2019, OF RECORD IN INSTRUMENT NO. 20190807-0078362, SAID REGISTER'S OFFICE.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY