Karen Johnson Davidson County
Batch# 728216 DEEDWARR
10/01/2021 08:32:25 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20211001-0131992

WARRANTY DEED

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is **$500,000.00.**

Affiant

Subscribed and sworn to before me
This 27th day of Sept., 2021.

Notary Public

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
APG RENTALS, LLC 10182 Old Hwy 60 Dudley, MO 63936	New Owner	041 00 0 127.00

This instrument prepared by: **Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.**

FOR AND IN CONSIDERATION of the sum of Five Hundred Thousand Dollars **($500,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Fesmire Investments, LP d/b/a Fesmire Investments** (The "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **APG RENTALS, LLC, a Missouri Limited Liability Company** (The "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Beginning at an iron pin set on the easterly margin of Brick Church Pike, said point of beginning being the southwest comer of the herein described tract, and also being the northwest comer of the Jesse T. Powell property of record in Book 4716, page 421, Register's Office for Davidson County, Tennessee; thence leaving Powell's line and with the margin of Brick Church Pike (30 feet from centerline), North 05 degrees 40 minutes 40 seconds E 199.99 feet to an iron pin; thence leaving the margin of Brick Church Pike with the line of Metropolitan Government Power Board property of record in Book 3924, Page 95, Register's Office for Davidson County, Tennessee, S 81 degrees 00 minutes 04 seconds E 360.798 feet to an iron pin thence continuing with said Metropolitan Government property, N 05 degrees 32 minutes, 43 seconds E 30.00 feet to an

iron pin; thence leaving the Metropolitan Government property S 87 degrees 04 minutes 53 seconds E 539.78 feet to an iron pin; thence S 02 degrees 26 minutes 30 seconds W 347.33 feet to an iron pin; thence N 87 degrees 04 minutes 31 seconds W 3 10.63 feet to an iron pin; thence N 01 degrees 35 minutes 20 seconds W 153.13 feet to an iron pin; thence continuing with Powell, N 87 degrees 13 minutes 23 seconds W 229.80 feet to an iron pin; thence N 86 degrees 29 minutes 41 seconds W 359.98 feet to the point of beginning, containing 5.06 acres, more or less.

Being the same property conveyed to Fesmire Investments by Final Decree Confirming Sale (for delinquent taxes) of record in Instrument No. 20090223-0015449, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fesmire Investments, LP d/b/a Fesmire Investments by Default Judgment against Abundant Life Ministries and its heirs, Successors, Personal Representatives and Assigns of record in Instruments No. 20100618-0047519 Register's Office for Davidson County, Tennessee, dated May 28, 2010 and recorded on June 18, 2010. Being also known as Brick Church Pike Nashville, Tennessee 37207. Property address being provided for information purpose only.

This conveyance is subject to the following:

1. Taxes for the year 2021, a lien not yet due and payable.
2. Sanitary Sewer Easement Contained in Deeds of record in Book 11194, Page 921, Instrument No. 200008080078670 and Instrument No. 20040220-0019988, in the Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer, Storm Drainage and Water Mains Easement of record in Book 6297, Page 57, in the Register's Office for Davidson County, Tennessee.

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themself, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Craig Fesmire, General Partner

Date 9/27/21

James R. Fesmire, Limited Partner

Date 9.27.21

ACKNOWLEDGEMENTS

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared, **Craig Fesmire, general partner of Fesmire Investments, LP d/b/a Fesmire Investments,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **general partner of Fesmire Investments**, and as such **general partner** acknowledged that he is authorized to execute the foregoing instrument on behalf **of Fesmire Investments** the within named bargainor, **a limited partnership**, and that he as such **general partner**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the limited partnership as general partner**.

WITNESS my hand and official seal at Davidson Co., Tennessee *this* 27th *day of* Sept., 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Robert Graves
Notary Public My Commission Expires: 3-6-24

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared, **James R. Fesmire, limited partner of Fesmire Investments, LP d/b/a Fesmire Investments,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **limited partner of Fesmire Investments**, and as such **limited partner** acknowledged that he is authorized to execute the foregoing instrument on behalf **of Fesmire Investments** the within named bargainor, **a limited partnership**, and that he as such **limited partner**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the limited partnership as limited partner**.

WITNESS my hand and official seal at Davidson Co., Tennessee *this* 27th *day of* Sept., 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

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