WARRANTY DEED

Karen Johnson Davidson County
Batch# 737188 DEEDWARR
10/15/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20211015-0138746

STATE OF TN
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-26-24

(AFFIX SEAL)

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
T & D Epoxy Coatings, Inc.	Owner	Map & Parcel 025 00-0 207.00
(NAME) 1025 Hitt Lane	(NAME)	
(ADDRESS) Goodlettsville TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten 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, WE, Lisa Dawn Greer and Catherine Dile, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto T & D Epoxy Coatings, Inc., 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:

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, being described as Tract 2 on the survey of the Malone Property dated March 15, 1999, by Burns Consulting, Tennessee License No. 1053, and described as follows, to-wit:

Beginning at a new iron pin, being North 41 deg. 34' 55" West, 122.36 feet from the most North - Northeast corner of the Debra L. Cloud property as shown in Deed Book 9359, Page 533, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most North - Northeast corner of Tract 1, the most East - Northeast corner of this tract, thence along the line with Tract 1, South 77 deg. 27' 50" West, 187.84 feet to a new iron pin; thence continuing along the line with Tract 1, South 79 deg. 03' 50" West, 91.20 feet to a new iron pin; thence continuing along the line with Tract 1, South 54 deg. 05' 44" West, 22.63 feet to a new iron pin; thence continuing along the line with Tract 1, South 27 deg. 49' 58" West, 162.09 feet to a new iron pin; thence continuing along the line with Tract 1, South 31 deg. 28' 11" West, 288.45 feet to a new iron pin; thence continuing along the line with Tract 1 South 58 deg. 29' 45" West, 43.20 feet to a new iron pin; thence continuing along the line with Tract 1, South 02 deg. 37' 25" East 468.89 feet to a new iron pin; thence along a new line, South 87 deg. 22' 35" West, 435.08 feet to a new iron pin, the most South-Southeast corner of Tract 03; thence along the line with Tract 3, North 02 deg. 37' 25" West, 308.61 feet to a new iron pin; thence continuing along the line with Tract 3, North 63 deg. 56' 20" East, 210.50 feet to a new iron pin; thence continuing along the line with Tract 3, North 58 deg. 29' 45" East, 279.92 feet to an new iron pin; thence continuing along the line with Tract 3, North 31 deg. 28' 11" East 274.85 feet to a new iron pin; thence continuing along the line with Tract 3, North 27 deg. 49' 58" East, 172.17 feet to a new iron pin; thence continuing along the line with Tract 3, North 54 deg. 05' 44" East, 45.28 feet to a new iron pin; thence continuing along the line with Tract 3, North 79 deg. 02' 37" East, 101.65 feet to a new iron pin; thence continuing along the line with Tract 3, North 77 deg. 27' 50" East, 173.18 feet to a new iron pin, in the Western margin of Hitt Lane; thence along the Western margin of Hitt Lane, South 27 deg. 17' 54" East 48.88 feet to a point; thence continuing along the Western margin of Hitt Lane, South 41 deg. 34' 55" East, 3.13 feet to the beginning, containing 5.002 acres, more or less.

Together with and subject to the following described 30' wide perpetual utility and ingress/egress easement through Tract 5, 4 and 3, being described as follows, to-wit:

Beginning at a point, being South 14 deg. 14' 50" East 6.89 feet from th most East-Southeast corner of the James Warner Property as shown in Deed Book 10727, Page 703, Register's Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most North-Northeast corner of this easement; thence along the Western margin of Hitt Lane, South 14 deg. 14' 50" East 30.04 feet to a point; thence along a new line, South 78 deg. 36' 30" West, 191.44 feet to a point; thence continuing along a new line, South 69 deg. 45' 22" West, 132.23 feet to a point; thence continuing along a new line, South 50 deg. 13' 31" West, 72.00 feet to a point; thence continuing along a new line, South 23 deg. 57' 26" West 213.51 feet to a point; thence continuing along a new line, South 31 deg. 02' 53" West, 163.41 feet to a point; thence continuing along a new line South 03 deg. 07' 27" East, 45.37 feet to a point; thence continuing along a new line, South 21 deg. 02' 48" East 86.45 feet to a point; thence continuing along a new line South 58 deg. 29' 45" West, 30.51 feet to a point; thence continuing along a new line, North 21 deg. 02' 48" West 9671 feet to a point; thence continuing along a new line, North 03 deg. 07' 27" West 59.32 feet to a point; thence continuing along a new line, North 31 deg. 02' 53" East 170.77 feet to a point; thence continuing along a new line, North 23 deg. 57' 26" East, 111.36 feet to a point; thence continuing along a new line, North 27 deg. 45' 27" East, 124.24 feet to a point; thence continuing along a new line North 50 deg. 13' 31" East,

65.56 feet to a point, thence continuing along a new line, North 69 deg. 45' 22" East 139.72 feet to a point; thence continuing along a new line, North 78 deg. 36' 30" East, 192.27 feet to the beginning, containing 0.632 acres, more or less, as surveyed by Burns Consulting, Tennessee License No. 1053, dated 3/15/99.

The above described property is SUBJECT TO the following described 30' wide perpetual utility and ingress/ egress easement for the benefit of Tract 1, being described as follows, to-wit:

Beginning at a point, being North 60 deg. 59' 19" East 459.07 feet from the northwest corner of this Tract , the northeast corner of this easement, thence along a new line, South 21 deg. 02' 48" East, 75.44 feet to a point; thence along the line with Tract 1, South 02 deg. 37' 25" East, 94.93 feet to a point; thence along a new line, North 21 deg. 02' 48" West, 159.96 feet to a point; thence continuing along a new line, North 58 deg. 29' 45" East, 30.51 feet to the beginning, containing 0.081 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 03/15/99.

The foregoing description was prepared from a survey dated, March 15, 1999 by William M. Burns, Registered Land Surveyor, No. 1053.

Being the same property conveyed to Lisa Dawn Greer and Catherine Dile by deed from Catherine Dile of record in Instrument No.20210223-0021978, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to restrictions of record in Record Book 11404, Page 140, said Register's Office.

Subject to 30' wide perpetual Utility, Ingress & Egress Easement of record in Instrument No. 20210223-0021978, said Register's Office.

Subject to Grant of Easement and Assignment of Lease of record in Instrument No.20081216-0120496, said Register's Office.

Subject to Memorandum Lease of record in Book 9648, Page 749, said Register's Office.

Subject to Assignments of Lease Agreement of record in Book 11420, Page 715, said Register's Office.

Subject to Assignment and Assumption Agreement of record in Instrument No. 20010605-0058431, said Register's Office.

Subject to Memorandum of Ground Lease Extension Agreement of record in Instrument No. 20091030-0100285, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 1025 Hitt Lane, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12th day of October, 2021.

Lisa Dawn Greer

Catherine Dile

STATE OF TENNESSEE

COUNTY OF Robertson

On this 12th day of October, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lisa Dawn Greer and Catherine Dile**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Pam Atchley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-12-2021.

Date

Affiant Signature

10-12-21

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 12th day of Oct, 2021.

Notary's Signature

My Commission Expires: 2-26-24

Date

Notary's Seal (if on paper)

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER