THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34810-1 Box #14

Karen Johnson Davidson County
Batch# 848999 DEEDWARR
05/02/2022 10:50:08 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00



20220502-0050579

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Knestrick Properties Holdings, LLC 2617 Grandview Ave Nashville, TN 37211	New Owner	Part of 18300010900

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **J. H. Wimsatt Family Limited Partnership, a Kentucky limited partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Knestrick Properties Holdings, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of April, 2022.

J. H. Wimsatt Family Limited Partnership, a Kentucky limited partnership

By: J.H. Wimsatt Realty Holdings, Inc., a Kentucky corporation, its Sole General Partner

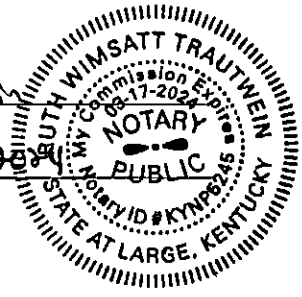
By: _____
Name: Robert H. Wimsatt
Its: Secretary and Treasurer

COMMONWEALTH OF KENTUCKY
COUNTY OF Jefferson

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert H. Wimsatt with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary and Treasurer of J.H. Wimsatt Realty Holdings, Inc., a Kentucky corporation, the Sole General Partner of J. H. Wimsatt Family Limited Partnership, the within-named bargainor, and that he as such Secretary and Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of J.H. Wimsatt Realty Holdings, Inc., a Kentucky corporation by himself as such Secretary and Treasurer.

WITNESS my hand, at office, this 27th day of April, 2022.

_____
Notary Public
My Commission Expires: 3-17-2024



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

_____
Affiant

Subscribed and sworn to before me this 27 day of April, 2022.

_____
Notary Public
My Commission Expires: July 31, 2023

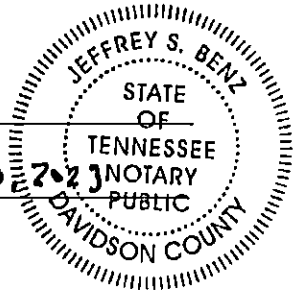


EXHIBIT A
Legal Description

Land in Davidson County, Tennessee being Lot 2 on the Subdvision Plat of Wimsatt Property - Interchange City, of record in Instrument No. 20220427-0048726, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Joseph Hays Wimsatt by Special Warranty Deed dated March 13, 1987 from Interchange City Associates, Ltd., a Tennessee limited partnership, of record in Book 7167 Page 624 and further being part of the same property conveyed to J. H. Wimsatt Family Limited Partnership, a Kentucky limited partnership by Quitclaim Deed dated January 13, 2001, from Joseph Hays Wimsatt, of record in Instrument No. 20010202-0010142, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2022 and subsequent years, not yet due and payable. Part of Map and Parcel 18300010900. A representative portion the 2021 property tax bill, based on acreage, has been prorated between the parties at closing and assumed by the Grantee.

3. All matters as shown on the Subdvision Plat of Wimsatt Property -Interchange City, of record in Instrument No. 20220427-0048726, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6980, page 597, Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance for a water main, of record in Book 8614, page 899, Register's Office for Davidson County, Tennessee.

6. Subject to the following matters set out in the Deed of record in Book 7167, page 624, Register's Office for Davidson County, Tennessee:

    i. a sewer line with manhole access across a part of the southerly property line;

    ii. a 35-foot railroad easement per an unrecorded contract entered on October 26, 1973, by and between The Louisville and Nashville Railroad Co. and McDowell Development Corp. along the southerly property line;

    iii. Surface drainage ditch along the railroad track and southerly property line.