Karen Johnson Davidson County
Batch# 886015 DEEDWARR
07/08/2022 10:53:30 AM 5 pgs
Fees: $28.00 Taxes: $2,386.50
20220708-0078831

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jones Bros. Contractors, LLC P.O. Box 1001 Mt. Juliet, TN 37121	Jones Bros. Contractors, LLC P.O. Box 1001 Mt. Juliet, TN 37121	Map/Parcel No. 148-00-0-066.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($645,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, HICKORY MC INVESTMENTS, G.P., a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents do hereby transfer and convey, unto JONES BROS. CONTRACTORS, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

This is unimproved property known as 3160 Franklin Limestone Road, Antioch, Tennessee 37013.

Said property is conveyed subject to (a) Davidson County taxes for the year 2022, and subsequent years, a lien not yet due and payable, and (b) all matters appearing of record in the Register's Office for Davidson County, Tennessee, affecting the above-described property.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons except as to matters shown above.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned has executed this instrument as of 29th day of JUNE, 2022.

HICKORY MC INVESTMENTS, G.P.,
a Tennessee general partnership

By: _____
Name: James F. McCulloch
Title: Member

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, James F. McCulloch, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of HICKORY MC INVESTMENTS, G.P., a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 29th day of JUNE, 2022.

_____
Notary Public

My Commission Expires:

7/16/24

SHELBY WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $645,000.00.

Affiant

Sworn to and subscribed before me this 29th day of JUNE, 2022.

Notary Public

My Commission Expires: 7/16/24

SHELBY WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit A

Land lying in Davidson County, Tennessee, being more particularly described as follows:
Beginning at a point in the southerly margin of Franklin Limestone Road, said point being 1600 feet more or less east of the intersection of Franklin Limestone Road and Antioch Pike, said point also being the common corner of the property herein described and the property conveyed to Roadway Express Inc. of record in Book 5162, page 700, R.O.D.C., Tennessee. Thence, with Franklin Limestone Road N 88 deg. 45' 57" E a distance of 132.00 feet to an iron rod; thence, around a curve having a central angle of 76 deg. 39' 01", a radius of 417.78 feet, a tangent of 330.24 feet, a length of 558.90, and a chord which bears S 52 deg. 54' 33" E a distance of 518.15 feet to an iron rod; thence, S 14 deg. 35' 02" E a distance of 263.88 feet to an iron rod; thence, around a curve having a central angle of 64 deg. 11' 02", a radius of 471.50 feet, a tangent of 295.68, a length of 528.18 feet, and a chord which bears S 46 deg. 40' 33" E for a distance of 500.99 feet to an iron rod; thence, S 78 deg. 46' 04" E a distance of 225.22 feet to an iron rod; thence, around curve having a central angle of 41 deg. 13' 59", a radius of 1011.67 feet, a tangent of 380.59 feet, a length of 728.05 feet, and a chord which bears S 58 deg. 09' 04" E for a distance of 712.44 feet to an iron rod; thence, S 37 deg. 32' 05" E a distance of 300.37 feet to an iron rod at the northwest corner of the property conveyed to AHR Development Inc. record number 20011260128662; thence, leaving said road, S 28 deg. 24' 49" W a distance of 738.86 feet to an iron rod; thence, N 77 deg. 06' 01" W a distance of 20.82 feet to a concrete marker; thence, N 77 deg. 40' 10" W a distance of 278.50 feet to an iron rod; thence, N 78 deg. 47' 12" W, a distance of 227.68 feet to an iron rod; thence, N 78 deg. 47' 12" W a distance of 501.58 feet to the center of Mill Creek; thence, with the center of Mill Creek, N 40 deg. 09' 47" E a distance of 173.80 feet; thence, N 02 deg. 00' 05" W a distance of 328.88 feet; thence, N 33 deg. 00' 10" W a distance of 74.16 feet; thence, N 31 deg. 49' 03" W a distance of 124.17 feet; thence, N 24 deg. 46' 51" W a distance of 335.62 feet; thence, N 14 deg. 13' 46" W a distance of 172.67 feet; thence, N 30 deg. 59' 51" W a distance of 135.43 feet; thence, N 35 deg. 58' 59" W a distance of 407.45 feet; thence, N 11 deg. 07' 55" W a distance of 391.86 feet to the point of beginning and containing 1728269.51 square feet or 39.67 acres of land more or less, as shown on survey job number 23022, dated February 27, 2003, by Allen R. Trumbo, Jr., Tennessee RLS #1127, of Land Surveying Consultants, 202 Jefferson Pike, Smyrna, Tennessee 37167.

Being the same proeprty conveyed to HICKORY MC INVESTMENTS, G.P., a Tennessee gernal partnership, by Warranty Deed from Gold Star Development, Inc., a Tennessee corporations, dated June 30, 2011, and recorded in Instrument No. 20110705-0051386, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Aubrey Burns, 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 June 29, 2022 (date of document).

Aubrey Burns
Affiant Signature

July 7, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of July, 2022.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

