Purplecar

Karen Johns
Batch# 937384
11/03/2022 10:00:56 AM
Fees: $17.00 Taxes: $0.00

DEEDWARR
3 pgs

20221103-0118624

BK: 8489 PG: 450-452
21019092

3 PGS:AL-DEED
766169
03/29/2021 - 10:55 AM

BATCH	766169
MORTGAGE TAX	0.00
TRANSFER TAX	11377.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	11395.50

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2892
Parcel ID: 177-00-0-045.00 (Davidson County)
023-068.01(Williamson County)

Property Address:
9000 Old Harding Pike, Franklin, TN 37064

---Above This Line Reserved For Official Use Only---

Transfer tax pd by Williamson County, TN

Warranty Deed

Send Tax Statements To:
Postma Tennessee LLC
9000 Old Harding Pike
Franklin TN 37064

Address of New Owner:
Postma Tennessee LLC
9000 Old Harding Pike
Franklin TN 37064

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **DONALD K. LAWRENCE and KATHRYN M. LAWRENCE, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **POSTMA TENNESSEE LLC, a Tennessee limited liability company,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson and Williamson**, State of Tennessee, to-wit:

Being a tract of land as shown on property map 177, assessor's office and lying within the 1st Civil District of Williamson County, and 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by Old Harding Road and Samuel Dewitt McGee on the East; William L. Vick; Carl A Kent; Don M. Bowlin, Jr.; Boyd D. Stearns; Marshall G. Neely, III and Emory L. Linton on the South; Emory L. Linton on the West; Alan A. Costa; Nancy Nichols Schwartz; Esmaeil W. Sharif Mohammadpour; John P. Chaffin and Tyoan/Hammond's 15.82 Tract on the North, more particularly described as follows:

Beginning at an iron pin set on the North West side of Old Harding Road in Davidson County, Tennessee, the South East corner of William L. Vick (Ref. instrument #20120413-0031740 R.O.D.C. Property Map 177 parcel 9) thence with Vick's East and North lines N 26°25'41" W passing a witness iron pin set at 913.49' in all 983.49' to a point in the center of South Harpeth River; thence running up the center of South Harpeth River with the North lines of William L. Vick; Carl A. Kent (Ref. Deed Book 7474, page 252, R.O.D.C.); Don M. Bowlin, Jr. (Ref. Deed Book 10822, page 375, R.O.D.C), Boyd D. Stearns (Ref. Deed Book 6235, page 144 R.O.D.C.) for the following 3 calls to points; S 66° 58' 08" W 223.76'; S 56° 31' 02" W 386.26'; S 51° 45' 55" W 311.16' to the North East corner of Marshall G. Neely III (Ref. Deed Book 9737, page 69, R.O.D.C.) thence with Neely's North line continuing with the center of South Harpeth River S 54° 52' 04" W passing the Williamson County line at approximately 300' in all 975.24' to a point in the North line of Emory L. Linton (Ref. Deed Book 51, page 182, R.O.W.C.); thence leaving the river with Linton's North and East lines N 86° 06' 54" W passing a witness iron pin set at 270.46' in all 1752.71' to an existing iron pin labeled "Chapdelaine"; thence N 03° 49' 24" E 1599.94' to an existing iron pin, the South West corner of Alan A. Costa (Ref. Plat Book 58, page 21, R.O.W.C.) thence leaving Linton and with Costa's South line S 84° 16' 44" E 244.48' to an existing iron pin, the South West corner of a second Costa tract (Ref. Plat Book 43, page 134, R.O.W.C.); thence S 86° 14' 41" E 327.80' to an existing iron pin, a South Westerly corner of the aforementioned Plat Book 58, page 21, R.O.W.C.; thence S 86° 11' 31" E, 403.11' to an existing iron pin at an iron stake, the South West corner of the Nancy Nichols Schwartz Revocable Trust (Ref. Deed Book 4122, page 904, R.O.W.C.);

thence leaving Costa and with Schwartz's South line S 86° 11' 25" E 818.91' to an existing iron pin; thence S 86° 04' 51" E crossing the Davidson County line at approximately 160' in all 352.74' to an existing iron pin, the South West corner of Ismaeil M. Sharif Mohammadpour (Ref. Deed Book 11076, page 770, R.O.D.C.); thence S 87° 49' 56" E 178.51' to an existing iron pin, the South West corner of John P. Chaffin (Ref. Deed Book 9454, page 63, R.O.D.C.); thence with Chaffin's South and East lines S 86° 31' 40" E 175.69' to a red paint planted stone, the South West corner of a Tyoan/Hammond 15.82 Tract to Samuel D. Dewitt; thence with a new line and said 15.82 acres South line S 73° 10' 37" E crossing the South Harpeth River at 1060' in all 1147.24' to an existing witness iron pin on the south side of South Harpeth River and being in the West line of Samuel Dewitt McGee (Ref. Instrument #20080829-88919, R.O.D.C.); thence with McGee's West line S 28° 42' 02" E passing a witness iron pin at 696.74' in all 723.38' to a point in the center of Old Harding Road; thence leaving McGee and with the center of Old Harding Road with a curve to the left having the following characteristics; Delta = 09° 13' 15"; Radius = 709.79'; Arc = 114.23'; Tangent = 57.24'; Chord = S 36°06' 21" W 114.11' to a point; thence S 31° 29' 43" W 399.50' to a point; thence N 26° 25' 41" W 29.50' to the point of beginning, containing 106.03 acres according to a survey by Randolph L. Chapdelaine RLS # 1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated March 30, 2014.

Being the same property conveyed to Donald K. Lawrence and Kathryn M. Lawrence, husband and wife, by Warranty Deed from Anne K. McGee Tyoan and Paul Abdulqader Tyoan A/K/A Paul Abdel-Qader Tyoan, wife, and husband, and Donna Hammonds Hayes F/K/A Donna Judith Hammonds, a married woman, of record in Instrument No. 20150227-0017268 Register's Office for Davidson County, Tennessee, also see Quitclaim Deed in Instrument No. 20160630-0066898 to combine map and parcels in the Register's Office for Davidson County, Tennessee, and in Book 6384, page 527, Register's Office for Williamson County, Tennessee.

This is improved property known as, 9000 Old Harding Pike, Franklin, TN 37064.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County and 2021 Williamson County property taxes are a lien not yet due and payable.

2. Right-of-way easement granted to MTEMC as contained in Instrument No. 20170320-0026639, Register's Office for Davidson County, Tennessee. (Davidson County parcel)

3. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Davidson County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001. (Davidson & Williamson County parcels) Any rollback taxes assessed against subject property will be paid by Grantee.

4. Utility Agreement with Metropolitan Government of Nashville and Davidson County, as contained in Instrument No. 20170627-0064633, Register's Office for Davidson County, Tennessee.

5. Agreement with Metropolitan Government of Nashville and Davidson County, as contained in Instrument No. 20170627-0064638, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Public Utilities Easement of record in Book 9740, page 923, Register's Office for Davidson County, Tennessee.

7. Right-of-way easement granted to MTEMC as contained in Book 4727, page 290, Register's Office for Williamson County, Tennessee.

8. Underground Electric Easement in favor of Samuel Dewitt McGee of record in Instrument No. 20141229-0118426 and Instrument No. 20141229-0118427, Register's Office for Davidson County; and Book 6350, page 371 and Book 6350, page 375, Register's Office for Williamson County, Tennessee.

9. Subject to easement for Old Harding Road, which lies on and across the subject property.

10. Rights, if any, of governmental entities, the public or other riparian owners in that part of the land which lies within the bounds of the Harpeth River and the West Harpeth River.

11. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Harpeth River and West Harpeth River.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 25 day of March, 2021.

DONALD K. LAWRENCE

KATHRYN M. LAWRENCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named DONALD K. LAWRENCE and KATHRYN M. LAWRENCE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 25 day of March, 2021.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration ~~or value~~, whichever is greater for this transfer is the sum of $3,075,000.00.

Affiant

SWORN TO and subscribed before me on this 26th day of March, 2021.

MARY JO WOJCIECHOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-24-2023

Notary Public

My Commission Expires: