Karen Johnson Davidson County
Batch# 946242 DEEDWARR
11/30/2022 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $12,210.00
20221130-0125492

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,300,000.00

Affiant

Subscribed and sworn to before me, this 28 day of November, 2022.

Notary Public
My commission expires: 4/9/22

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Midnight Oil Industries, LLC,	**NEW OWNER**	**04900020001**
1101 Riverside Dr		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Blueroad Fontanel, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Midnight Oil Industries, LLC, a Tennessee limited liability company

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:

TRACT 4

Property situated in the White's Creek Community, Davidson County, Tennessee, being shown on Tax Map 049, as Parcel 200.01. Said property being bounded on the North by Blueroad Fontanel, LLC, on the South by Blueroad Fontanel, LLC, on the West by Whites Creek Pike, and the East by Blueroad Fontanel, LLC, and being more particularly described as follows:

Beginning at an iron rod found on the East right-of-way of Whites Creek Pike, said Point of Beginning (P.O.B., N:702215.69, E:1723703.89) being the Southwest corner of a tract of land, in the name Blueroad Fontanel, LLC, recorded in Instrument No. 20190418-0035939, Register's Office, Davidson County, Tennessee (R.O.D.C.TN.) and the Northwest corner of the property herein described;

Thence, leaving the right-of-way of Whites Creek Pike and along the South line of said Blueroad Fontanel, LLC line, South 78°27'39"29 East, a distance of 837.63 feet to the West line of a called 14.7 acre tract of land, in the name of Charles H. Holloway and wife, Mary K. Holloway, recorded in Instrument No. 20050110-0003816 (R.O.D.C.TN.), this being the Northeast corner of the property herein described;

Thence, continuing with the West line of said Holloway tract, South 05°48'30" West, a distance of 118.48 feet to the Southwest corner of said Holloway tract, at the Northwest corner of a called 116.65 acres tract of land, in the name of Blueroad Fontanel, LLC recorded in Instrument No. 20190418-0035939 (R.O.D.C.TN.);

Thence, along the West line of said Blueroad Fontanel, LLC tract, South 16°33'24" West, a distance of 212.60 feet; Thence, continuing with the West line of said Blueroad Fontanel, LLC tract, South 09°54'16" West, a distance of 338.23 feet;

Thence, continuing with the West line of said Blueroad Fontanel, LLC tract, South 14°09'17" West, a distance of 359.72 feet, this being the southeast corner of the property herein described;

Thence leaving said Blueroad Fontanel, LLC tract and with the north line of a tract of land in the name Blueroad Fontanel, LLC, recorded in Instrument No. 20190418-0035939, Register's Office, Davidson County, Tennessee (R.O.D.C.TN.), North 77°58'43" West a distance of 558.52 feet to a point in the East right-of-way of White's Creek Pike, this being the southwest corner of the property herein described;

Thence leaving Blueroad Fontanel, LLC and with the East right-of-way of White's Creek Pike for two calls:North 02°37'15" West a distance of 706.31 feet;

On a curve to the left having a radius of 9153.88 feet and an arc length of 350.15 feet (chord bearing North 03°49'57" West, chord distance 350.13 feet) to the Point of Beginning containing 717637.95 square feet or 16.47 acres according to a survey performed by Energy Land and Infrastructure, LLC, 1420 Donelson Pike, Suite A-12, Nashville, TN 37217 on February 21, 2019.

Being a portion of the same property conveyed to Blueroad Fontanel, LLC, a Delaware limited liability company, by Quitclaim Deed from Fontanel Properties, LLC, a Tennessee limited liability company, dated April 17, 2019, of record in Instrument No. 20190418-0035939, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Blueroad Fontanel LLC a Delaware limited liability company, by Special Warranty Deed from, Fontanel Properties, LLC, a Tennessee limited liability company dated February 18,2019 of record in Instrument No 20190221-0016001 in the Registers Office for Davidson CO, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20121016-0094498, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Appurtenances of record in Instrument Number 20100427-0031963, Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20130822-0088810, Register's Office for Davidson County, Tennessee.

Subject to the terms/provisions of that Lease Subordination Agreement of record in Instrument No. 20130613-0060422, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4125 Whites Creek Pike, Whites Creek, TN 37189.

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 in 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.

Blueroad Fontanel, LLC

_____ Date: 11/28/22

Timothy Farrell, Board Member of PFS Holdings, LLC, sole member of Blue Road Fontanel Manager, LLC, manager of Blue Road Fontanel Holdings, LLC, sole member of Blue Road Fontanel, LLC

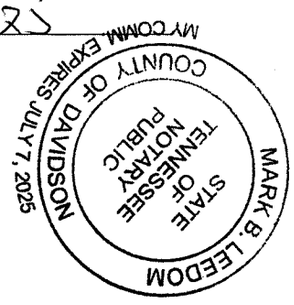
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **TIMOTHY FARRELL** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Board Member of PFS Holdings, LLC, sole member of Blue Road Fontanel Manager, LLC, manager of Blue Road Fontanel Holdings, LLC, sole member of Blue Road Fontanel, LLC and that he is authorized by PFS Holdings, LLC, Blue Road Fontanel Manager, LLC, Blue Road Fontanel Holdings, LLC, and Blue Road Fontanel, LLC to execute this instrument on its behalf.

Witness my hand this 28th day of **November , 2022.**

_____
Notary Public

My commission expires: 7/7/25



Certificate of Authenticity

I, Debra Paulsson, 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 11/28/2022.

Date

Affiant Signature

11/30/2022

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 30th day of Novemba, 2022

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY