WARRANTY DEED

Karen Johnson Davidson County
Batch# 978632 **DEEDWARR**
03/09/2023 08:31:24 AM 3 pgs
Fees: $18.00 Taxes: $19,240.00

20230309-0016904

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
First American Exchange Company, LLC, as Qualified Intermediary for Craig Dowling	New Owner	175-00-0-090.00
(NAME)	(NAME)	
199 Riverwood Dr.		175-00-0-091.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **SI Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **First American Exchange Company, LLC, as Qualified Intermediary for Craig Dowling,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 4027 Murfreesboro Pike, Antioch, TN 37013
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my/our hands this 27th day of February, 2023.

SI Investments, LLC, a Tennessee limited liability company

By: David Shore, Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, David Shore with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of SI Investments, LLC, a Tennessee limited liability company and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 27th day of February, 2023.

Courtney R. Grimes

Notary Public
My Commission Expires: _____

File No.: 37156

COURTNEY R. GRIMES
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY
My Commission Expires 09-24-2026

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 37156

Tract No. 1

Being a tract of land lying in Nashville, Davidson County, Tennessee, according to a survey by Cherry Land Surveying, Inc. dated May 7, 2017 as follows:

Beginning at an existing iron rod in the southerly right-of-way line of Murfreesboro Pike, width varies, at a corner common with PM Rentals, as of record in Instrument No. 20100602-0042249, at the Register's Office for Davidson County, Tennessee; thence with the southerly right-of-way line of Murfreesboro Pike, South 42 deg. 19 min. 52 sec. East, 250.15 feet to an iron rod set; thence North 47 deg. 40 min. 08 sec. East, 10.00 feet to an iron rod set; thence South 42 deg. 19 min. 52 sec. East, 233.60 feet to an iron rod set; thence leaving the southerly right-of-way line of Murfreesboro Pike, with a line though the property of Sara D. Piercey, Trustee, as of record in Instrument No. 20040819-0100128, at the Register's Office for Davidson County, Tennessee, South 40 deg. 15 min. 05 sec. West, 496. 75 feet to an iron rod set; thence with the westerly property line of Sara D. Piercey, Trustee, South 10 deg. 47 min. 49 sec. West, 309.95 feet to an iron rod set, at a corner common with Mt. View Baptist Church, Inc. as of record in Deed Book 5291, Page 569, at the Register's Office for Davidson County, Tennessee; thence with the northerly property line of Mt. View Baptist Church, Inc., North 31 deg. 51 min. 06 sec. West, 32.97 feet to an iron rod set; thence North 16 deg. 18 min. 45 sec. West 62.83 feet to a point; thence North 03 deg. 45 min. 29 sec. West, 117.67 feet to a point; thence North 06 deg. 54 min. 40 sec. West, 100.39 feet to a point; thence North 26 deg. 21 min. 30 sec. West, 21. 06 feet to a point; thence North 82 deg. 12 min. 16 sec. West, 80.09 feet to an iron rod set; thence North 10 deg. 12 min. 28 sec. East, 127.45 feet to an existing iron rod, at a corner common with PM Rentals; thence with the easterly property line of PM Rentals, North 16 deg. 12 min. 28 sec. East, 597.65 feet to the point of beginning containing 217,800 square feet or 5.00 acres more or less.

Tract No. 2

Being a tract of land lying in Nashville, Davidson County, Tennessee, according to a survey by Cherry Land Surveying, Inc. dated May 7, 2017 as follows:

Beginning at an existing iron rod in the southerly right-of-way of Murfreesboro Pike, width varies, at a corner common with Joyce W Pollok, et ux, as of record in Deed Book 4933, Page 82, at the Register's Office for Davidson County, Tennessee; thence leaving the southerly right-of-way line of Murfreesboro Pike, with the westerly property line of Joyce W Pollock, et ux, South 19 degrees 57 min 07 sec West 99.52 feet to an iron rod set; thence South 11 degrees 32 min 31 sec West, 460.07 feet to an existing iron pipe; thence with the northerly property line of Joyce W Pollock, etux, North 92 degrees 12 min 08 sec West 452.21 feet to an existing iron rod; at a corner common with the property of Colonial Pipeline Company, as of record in Instrument Number 20020809-0096408, at the Register's Office for Davidson County, Tennessee and set at a corner common with the property of Mt. View Baptist Church, Inc. as of record in Deed Book 5291, Page 569, at the Register's Office for Davidson County, Tennessee; thence with the easterly property line of Mt. View Baptist Church, Inc. North 10 degrees 42 min 11 sec East, 11.34 feet to an iron rod set, at a corner common with the property of Herbert Piercey, et ux, as of record in Deed Book 7675, Page 714, at the Register's Office for Davidson County, Tennessee; thence with the easterly property line of Herbert Piercey, et ux, North 10 degrees 47 min 49 sec East, 309. 95 feet to an iron rod set; thence North 40 degrees 15 min 05 sec East, 496. 75 feet to an iron rod set in the southerly right-of-way of Murfreesboro Pike; thence with the southerly right-of-way line of Murfreesboro Pike, South 42 degrees 19 min 52 sec East 286.46 feet to the point of beginning. Containing 269,065 square feet or 6.177 acres more or less.

Being the same property conveyed to SI Investments, LLC, by Warranty Deed from Donald W. Piercey, James H. Piercey, Debra L. Clark, Sara J. Wilkins, Joseph A. Piercey, Daniel J. Piercey, Laura Lee Vokovich, and Karen Jeanine Head, dated April 2, 2020, of record in Instrument No. 20200407-0036726, in the Register's Office for Davidson County, Tennessee.