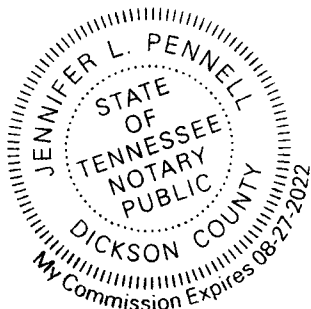


RECORD AND RETURN TO:  
 Limestone Title and Escrow, LLC  
 580 Franklin Rd.  
 Suite 203  
 Franklin, Tennessee 37069  
 File No.: QTN-2386-2021



2 PGS:AL-WARRANTY DEED	
JANE BATCH: 258583	10/07/2021 - 10:20 AM
VALUE	2750000.00
MORTGAGE TAX	0.00
TRANSFER TAX	10175.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	10188.00

<p><b>WARRANTY DEED</b></p> 	<p>STATE OF TENNESSEE                  COUNTY OF MAURY</p> <p>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$2,750,000.00.</p> <p><i>[Signature]</i>                  AFFIANT</p> <p>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021.</p> <p><i>[Signature]</i>                  NOTARY PUBLIC</p> <p>My commission expires: _____</p>
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STATE OF TENNESSEE, MAURY COUNTY  
**JOHN FLEMING**  
 REGISTER OF DEEDS

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: IMER Development, LLC 1909 Columbia Avenue Franklin, TN 37064	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 73/51.00 & 51.00 S/I 001

FOR AND IN CONSIDERATION of the sum of TWO MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$2,750,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **HERITAGE BANK & TRUST**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **IMER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Maury County, Tennessee, and being further described as follows, to-wit:

Situate in the Fourth (4th) Civil District of Maury County, Tennessee and contains 28.2 acres, more or less.

Bounded on the North by the property of Collins, Ivo Harrison, Old Bear Creek Pike, Jessie Martin, and Ron McCoy. Bounded on the East by the New Lasea Road. Bounded on the South by a private access road for the Huff property, and the property of Carl Greenfield. Bounded on the West by the property of David Maxwell. Beginning with an iron pipe in the West margin of the New Lasea Road, the same point of beginning being the Northeast corner of the tract being described, also the Southeast corner of the Collins property. Thence with the West margin of the road, South 27 deg. 30 min. West 442 ft. South 47 deg. 58 min. West 96 ft. to an iron stake. Thence with the North margin of a private access road South 72 deg. 28 min. West 630 ft. to an Iron pipe, the same point being the Northeast corner of the Cart Greenfield property. Thence with the North boundary of Greenfield property North 81 deg. 15 min. West 1217.0 ft. to an iron pipe, the same point being the Southwest corner of the tract being described, also the Southeast corner of the David Maxwell property. Thence with the East boundary of the same North 5 deg. 46 min. East 656 ft. to an Iron pipe, the same point being the Southwest corner of the Ron McCoy property. Thence with the South boundary of the same South 83 deg. 17 min. East 230.5 ft. to an Iron pipe, South 79 deg. 20 min. East 135 ft. to an Iron pipe. Thence North 5 deg. 10 min. East 103. ft. to an Iron pipe, the same being the Southwest corner of the Jessie Martin .36 acre tract In the East boundary of the

McCoy property. Thence with the South boundary of the Martin property South 83 deg. 50 min. East 80 ft. to the Southwest corner of a 16 ft. R.O.W. to the Old Bear Creek Pike for the D.F. Huff property. Thence with the East boundary of the Martin property North 2 deg. 0 min. East 192 ft. to an iron pipe in the South margin of Old Bear Creek Pike. Thence with the South margin of the pike North 83 deg. 22 min. East 16 ft. to an Iron pipe, the same point being the Northwest corner of the Ivo Harrison property. Thence with the West boundary of the same South 2 deg. West 225 ft. to an Iron pipe. Thence with the South boundary of the Ivo Harrison and Collins property South 82 deg. 30 min. East 1465 ft. to the point of beginning.

Being the same property conveyed to Heritage Bank & Trust from David K. Andrews, by Deed in Lieu of Foreclosure dated 09/21/2015 and recorded 09/28/2015 in Book R2340, page 451, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Maury County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and which taxes are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 30th day of September, 2021

GRANTOR(S)

Heritage Bank & Trust

By: 

Jacob Love, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Maury

On this the 30<sup>th</sup> day of September, 2021, before me, appeared to me Jacob Love, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Heritage Bank & Trust, a Tennessee banking corporation, and that said instrument was signed on behalf of said Heritage Bank & Trust and said Jacob Love acknowledged said instrument to be the free act of deed of Heritage Bank & Trust

WITNESS my hand and seal, this the 30<sup>th</sup> day of September, 2021.

