BILL GARRETT, Davidson County
Trans: T20140061130 DEEDWARR
Recvd: 08/19/14 10:15 4 pgs
Fees: 23.00 Taxes: 1295.00

20140819-0075078

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/18/17

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, TN 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
GREEN TRAILS, LLC **2925 Berry Hill Drive** **Nashville, TN 37204**	**SAME**	**17400000600**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **REGENT LAND, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREEN TRAILS, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A tract of land in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, generally described as follows: Bounded on the north by the properties of Judith B. Mosely, and William E. and Steven M. Jones Co-Trustees, on the west by the property of Richard D. Harrington, Jr., on the south by Pettus Road, and on the east by Preston Road, and more particularly described as follows:

Beginning at an existing concrete monument in the northerly right of way of Pettus Road, said point being the common property corner of herein described tract and lot one of the division of the Martha S. Wisener land, owned by James W. Wisener, and recorded in Plat Book 5190, page 519, R.O.D.C., TN, thence with the northerly margin of Pettus Road the following 11 calls:

1. **N 25 degrees 17'03" W 251.81' to an iron pin, thence**
2. **along a curve to the right, having a radius of 975.00', a length of 205.23', a chord bearing and distance of N 19 degrees 15'14", 204.86' to an iron pin, thence**
3. **N 13 degrees 13' 25" W. 193.13' to a point which is located S 85 degrees 14' 42" E, 4.37' from an existing concrete monument, thence**
4. **N 76 degrees 46'35" E, 15.00' to a point which is located S 13 degrees 18' 31" E, 2.37' from an existing concrete monument, thence**
5. **N 13 degrees 13'25" W, 168.98' to an iron pin which is located S 15 degrees 14'46" E, 12.50' from an existing concrete monument, thence**
6. **along a curve to the left, having a radius of 275.66', a length of 351.22', and a chord bearing and length of N 49 degrees 43'25" W, 327.94', to a point which is located S 89 degrees 10'31" W, 1.74' from an existing concrete monument, thence**
7. **N 86 degrees 13'25" W, 406.91' to an existing concrete monument, thence**
8. **S 3 degrees 46'35" W, 13.00' to an existing concrete monument, thence**
9. **N 86 degrees 13'25" W, 167.90' to an iron pin, thence**
10. **along a curve to the left, having a radius of 1457.07', a length of 222.52', and a chord bearing and distance of S 89 degrees 24'05" W, 222.30',**

thence
11. S 85 degrees 01'35" W, 270.74' to an iron pin, thence
leaving the right of way of Pettus Road, and generally with a fence, and passing a concrete monument at 5.11', said monument being the SE corner of a tract owned by Richard D. Harrington Jr. and shown as Lot 2-A on a plat titled; Jesse Atkins Re-Sub, recorded 1 Plat Book 6200, page 887, R.O.D.C., TN, and along the Harrington property, and passing an existing fence post at 666.56' in all 720.45' total, to a point in the center of Mill Creek, said point being the SW corner of a tract owned by William E. and Steven M. Jones, Co-Trustees, thence with the Jones property and with the center of the creek, the following 6 calls:

1. S 70 degrees 07'36" E, 209.18', thence
2. S 71 degrees 50'01" E, 247.99', thence
3. S 76 degrees 27'20" E, 299.11', thence
4. S 80 degrees 31'09" E, 157.08', thence
5. S 55 degrees 58'29" E, 51.51', thence
6. S 28 degrees 23'14" E, 49.91', thence

leaving the centerline of Mill Creek, and with the Jones property and a tract owned by Judith B. Mosely, recorded in Deed Book 11666, page 757, R.O.D.C., TN, and generally with a meandering fence and passing a 24" tree at a fence corner, at 139.27', and in all for a distance of 121.33' to a corner post in the westerly margin of Preston Road, thence leaving the Mosely tract, and along the westerly margin of Preston Road, and generally along a meandering fence the following 2 calls:

1. S 4 degrees 50'39" W, 1081.71' to an iron pin, thence
2. S 4 degrees 33'42" W, 117.29' to an existing iron pin, thence

leaving the westerly margin of Preston Road, and along the common property line with the tract owned by James W. Wisener, S 79 degrees 22'31" W, 571.57' to the point of beginning, containing 1,712,216.16 sq. ft. or 39.31 acres +/-, according to survey by Alley & Associates dated November, 2006.

BEING a portion of the property conveyed to Regent Land, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Pinnacle National Bank, dated September 17, 2010, of record in Instrument Number 20100920-0074478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Application for Greenbelt tax treatment of the subject property of record in Book 8940, page 78, of said Register's Office; to a Sewer and Drainage Easement of record in Book 9539, page 616, said Register's Office; to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.

INCLUDED but EXCLUDED from this conveyance is the following described property:

SEE ATTACHED EXHIBIT "A"

This is unimproved property known as 5748 Pettus Road, Antioch, Tennessee 37013

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 is 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.

Exhibit A

BEING A PARCEL OF LAND IN THE 32nd COUNCIL DISTRICT OF ANTIOCH, DAVIDSON COUNTY, TENNESSEE; BOUNDED ON THE NORTH BY THE WM. E. & STEVEN M. JONES, CO-TRS. PROPERTY AS RECORDED IN DB 762 PG 186. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF PETTUS RD. BOUNDED ON THE EAST BY THE REMAINING PORTION OF THE REGENT LAND, LLC. PROPERTY AS RECORD IN INSTRUMENT NO. 201009200074478. BOUNDED ON THE WEST BY THE RICHARD D. HARRINGTON PROPERTY AS RECORDED IN PL-00006200000887, R.O.D.C., TN AND BEING MORE PARTICULARLY DESRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT LOCATED IN THE NORTHERLY MARGIN OF PETTUS RD, SAID MONUMENT ALSO BEING THE SOUTHWEST CORNER OF THE RICHARD D. HARRINGTON PROPERTY AS DESCRIBED IN PL-00006200000887;

THENCE, SOUTH 89 DEGREES 07 MINUTES 57 SECONDS EAST, 78.83 FEET TO AN IRON PIN (SET) AT THE SOUTHWEST CORNER OF THE HEREIN DESCRBED PROEPRTY, THIS BEING THE TRUE POINT OF BEGINNING;

THENCE, NORTH 07 DEGREES 04 MINUTES 42 SECONDS EAST, PASSING THROUGH A CONCRETE MONUMNET AT 5.11 FEET, AND PASSING THROUGH A FENCE POST AT 667.02 FEET, A TOTAL DISTANCE OF 720.45 FEET TO A POINT IN THE CENTER OF MILL CREEK, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE WM. E. & STEVEN M. JONES, CO-TRS. PROPERTY AS RECRODED IN DB 762 PG 186

THENCE, WITH SAID CREEK AND ALONG THE COMMON SOUTHERLY LINE OF THE WM. E. & STEVEN M. JONES, CO-TRS. PROPERTY AS RECRODED IN DB 762 PG 186, THE FOLLOWING CALLS:

SOUTH 69 DEGREES 18 MINUTES 54 SECONDS EAST, 209.18 FEET TO A POINT;

THENCE, SOUTH 71 DEGREES 01 MINUTES 19 SECONDS EAST, 247.99 FEET TO A POINT;

THENCE, SOUTH 75 DEGREES 38 MINUTES 38 SECONDS EAST, 299.11 FEET TO A POINT;

THENCE, SOUTH 79 DEGREES 42 MINUTES 27 SECONDS EAST, 157.08 FEET TO A POINT;

THENCE, SOUTH 55 DEGREES 09 MINUTES 47 SECONDS EAST, 51.51 FEET TO A POINT;

THENCE, SOUTH 27 DEGREES 34 MINUTES 32 SECONDS EAST, 49.91 FEET TO A POINT;

THENCE, LEAVING THE WM. E. & STEVEN M. JONES, CO-TRS. PROPERTY AS RECRODED IN DB 762 PG 186, AND CONTINUING WITH THE CENTER OF MILL CREEK THE FOLLOWING CALLS:

SOUTH 01 DEGREES 55 MINUTES 44 SECONDS WEST, 125.71 FEET TO A POINT;

THENCE, SOUTH 24 DEGREES 02 MINUTES 39 SECONDS WEST, 172.66 FEET TO A POINT;

THENCE, SOUTH 06 DEGREES 40 MINUTES 43 SECONDS WEST, 122.53 FEET TO A POINT IN THE NORTHERLY MARGIN OF PETTUS RD.

THENCE, LEAVING MILL CREEK AND CONTINUING WITH THE NORTHERLY MARGIN OF PETTUS RD. THE FOLLOWING CALLS:

NORTH 84 DEGREES 23 MINUTES 48 SECONDS WEST, 287.77 FEET TO A CONCRETE MONUMENT FOUND;

THENCE, SOUTH 05 DEGREES 36 MINUTES 12 SECONDS WEST, 13.00 FEET TO A CONCRETE MONUMENT FOUND;

THENCE, NORTH 84 DEGREES 23 MINUTES 48 SECONDS WEST, 167.90 FEET TO AN IRON PIN SET;

THENCE, WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 222.52 FEET, A RADIUS OF 1457.07 FEET, A CHORD BEARING OF NORTH 88 DEGREES 46 MINUTES 18 SECONDS WEST, A DISTANCE OF 222.30 FEET TO AN IRON PN SET;

THENCE, SOUTH 86 DEGREES 51 MINUTES 12 SECONDS WEST, 270.74 FEET TO THE POINT OF BEGINNING;

CONTAINING 541,671.98 Sq. ft. or 12.44 acres more or less, according to survey by Jeffrey a. Leopard, R.L.S. #2415, dated December 23, 2013.

BEING the same property conveyed to METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY by Warranty Deed from REGENT LAND, LLC, a Tennessee limited liability company of record in Instrument Number 20131231-0131264, Register's Office for Davidson County, Tennessee.

WITNESS its hand this 15th **day of** August, **2014.**

REGENT LAND, LLC, a Tennessee Limited Liability Company

By: _____
DAVID TAYLOR, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared David Taylor, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of REGENT LAND, LLC, a Tennessee Limited Liability Company, the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David Taylor as such Chief Manager.

WITNESS my hand and official seal at this office at Nashville, Tennessee on this the 15th **day of** August, **2014.**

_____
NOTARY PUBLIC

My Commission Expires: 12/18/17

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY