Davidson County DEEDWARR
Recvd: 10/01/14 07:40 4 pgs
Fees:23.00 Taxes:1202.50
20141001-0090339

This instrument prepared by:
Martha Brooke Perry ,Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Community Bank & Trust
TO:
Great Tennessee Land Company, LLC
Address: 642 Hampstead Ln
Ann Arbor MI 48103

MAP: 128

PARCEL: 45.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Community Bank & Trust, a Tennessee banking corporation, Grantor herein, have bargained and sold and by these presents do convey unto Great Tennessee Land Company, LLC, a Tennessee Limited Liability Company, Grantee herein, its successors and assigns, the following described property:

Land in Davidson County, Tennessee:

Beginning at an iron rod situated in the northerly margin of Meadow Lane Drive, with the easterly margin of Sawyer Brown Road also being the southwest corner of Lot 2 of Clunon Heights Section 2 of record in Plat Book 6250 Page 27 R.O.D.C., TN;

Thence, leaving said roads S 64 deg. 21'25" E , a distance of 56.51 feet to an iron rod; Thence, N 39 deg. 35' 23" E, a distance of 163.89 feet to an iron rod; Thence, N 29 deg. 55' 00" E , a distance of 191.46 feet to an iron r od; T hence, N 48 deg. 34 '50" E, a distance of 73.4 4 feet to an iron rod; Thence, N 37 deg. 42' 35" W a distance of 39.47 feet to an iron rod; T hence, N 34 deg. 00 ' 00" W , a distance of 96,.69 feet to an iron r od; Thence, N 56 deg. 00 ' 00" E, a distance of 50 .00 feet to an iron rod; T hence, along a curve to the left, ha vi ng a central angle of 20 deg. 58' 12" , a radius of 203.84 feet, a tangent of 37.72 feet, to a length of 74.60 feet, and having a chord which bears N 44 deg. 29 '04 ' W, a distance of 74.19 f e et t o a n iron rod ; Thence, N 35 de g 03' 37" E, a distance of 163.51 feet t o a n iron rod; T hence, N 27 deg. 38' 02 E, a distance of 341.80 feet to an iron rod ; Thence, N 06 d eg11' 50" E , a distance of 453.91 f e et to an iron r od ; T hence, S 87 deg. 35' 26" E, a distance of 1331.95 feet to an iron rod; T hence, S 01 deg. 07' 0 8" W, a distance of 317.90 feet to an iron rod ; T hence, S 35 deg. 31' 46" E, a distance of 173.31 feet to an iron rod; T hence, N 51 deg. 26' 50" E, a distance of 15.43 feet to an iron rod; T hence, S 37 deg. 44 ' 11" E, a distance of 178.02 feet to an iron rod; Thence, S 87 deg. 43' 17" E, a distance of 515.60 feet to an iron rod ; Thence, S 12 deg. 26' 10" W, a distance of 210. 23 feet to an iron rod; Thence, N 60 deg18' 45" W, a distance of 144.53 feet to an iron rod; T hence, S 88 deg. 03' 53° W, a distance of 282.50 feet t o a n iron r od; T hence, N 89 deg. 21' 25" W, a distance of 115.19 feet to an iron rod ; T hence, N 58 deg. 39' 19" W a distance of 65.96 feet to an iron r od ; T hence, N 80 deg. 37' 24" W, a distance of 153.38 feet to an iron rod ; Thence, S 82 deg. 36' 30 " W a distance of 145.18 feet to a n iron rod; Thence, S 66 deg. 28' 22" W, a distance of 111.21 feet to an iron r od ; Thence, S 59 deg. 58' 00" W , a

distance of 84,20 feet to an iron rod ; Thence, S 86 deg. 32' 39" W, a distance of 125.57 feet to an iron rod; Thence, N 30 deg. 55' 33" W, a distance of 82.34 feet to an iron r od; Thence, N 80 deg. 02' 17" W, a distance of 134.40 feet to a n iron r od; Thence, N 80 deg. 02' 17" W, a distance of 52.79 feet to an iron r od; Thence, S 06 deg. 12' 03" W. a distance of 219. 04 feet to an iron r od; Thence, N 80 deg. 46' 05" E, a distance of 99.68 feet to an iron rod; Thence, S 56 d egg 44' 50" W, a distance of 256. 70 feet to an iron rod; Thence, S 49 deg. 52' 00° W , a distance of 256.23 feet to an iron rod ; Thence, S 51 deg. 26' 23" W , a distance of 227. 49 feet to an iron rod; Thence, S 51 deg. 43' 01" W, a distance of 20. 29 feet to an iron rod ; Thence, S 29 deg. l2' 30" E, a distance of 21.21 feet to an iron rod; Thence, S 47 deg. 47' 50 " W , a distance of 84.40 feet to an iron rod ; Thence, S 70 deg. 53' 45" W , a distance of 52.10 feet to an iron rod; Thence, S 86 deg. 51' 10 " W , a distance of 71. 46 feet to an iron rod; Thence, N 82 deg. 54' 09" W, a distance of 237. 07 feet to an iron rod; Thence, N 64 deg. 57' 59" W, a. distance of 11.40 feet to an iron rod ; Thence, S 60 deg. 13' 36" W, a distance of 73.95 feet to a n iron rod situated in the northeasterly margin of Meadow Lane Drive; Thence, along said road, along a curve to the left, having a central angle of 29 deg. 26' 26" a radius of 339.99 feet , a tangent of 89.32 feet, a length of 174. 70 feet and having a chord which bears N 44 deg. 29' 37" W, a distance of 172.78 feet to the point of beginning and containing 1,721,290, 657 square feet or 39. 515 acres of land.

Legal description based on survey by Dale & Associates dated August 24, 2014, Earnest Medlin TN RLS No. 283

Being the same property conveyed to Community Bank & Trust by Successor's Trustee Deed from Daniel W. Small, Successor Trustee, of record at Instrument No. 20091230-0118485, Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. The Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey the land, and that the land is unencumbered except as shown of record. The Grantor does further covenant and bind itself and its successors and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this the 29th day of September, 2014.

COMMUNITY BANK & TRUST

Vice President

By: Jesse Kissinger

Title: Vice President

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Jessie Kissinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of COMMUNITY BANK & TRUST, the within named bargainor, a Tennessee banking corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as said officer. WITNESS my hand, at office this the 29th day of Sept, 2014.

My Commission Expires: 7/25/15 NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

SWORN to and subscribed before me
this the 30th day of September, 2014.

NOTARY PUBLIC

My commission expires: January 11, 2016

ANGEL NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County