BILL GARRETT, Davidson County
Trans:T20160085712 DEEDWARR
Recvd: 09/29/16 13:31 9 pgs
Fees:48.00 Taxes:30062.50
20160929-0102798

GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$8,125,000.00**.

Neal Johnston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2016.

Tammy Gasque
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-14-2017

TAMMY GASQUE NOTARY PUBLIC ALABAMA STATE AT LARGE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL:
Millwood Nashville, LLC	Millwood Nashville, LLC	
1585 Mallory Lane, Suite 202	1585 Mallory Lane, Suite 202	106 00 0 079.00
Brentwood, TN 37027-3035	Brentwood, TN 37027-3035	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NEAL S. JOHNSTON;

EMILY JOHNSON AS PERSONAL REPRESENTATIVE OF ESTATE OF JOHN WILLIAM JOHNSON;

EMILY ELLIOTT JOHNSON AND REGIONS BANK, CO-TRUSTEES OF THE JOHN W. JOHNSON REVOCABLE LIVING TRUST, DATED THE 20TH DAY OF MAY, 2005;

MELNA G. BROWN AS PERSONAL REPRESENTATIVE OF ESTATE OF ROLAND E. BROWN;

JOHNSON HOLDING CO., LLC, AN ALABAMA LIMITED LIABILITY COMPANY;

J&J HARDIN PROPERTIES, LLC., AN ALABAMA LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MILLWOOD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A FOUND ¾" DIAMETER IRON REBAR IN THE EAST RIGHT OF WAY OF MILLWOOD ROAD COMMON CORNER WITH BRITTANY HALL APARTMENTS DEED BOOK 40192 PAGE 612 (LOT 3 MILLWOOD SECTION 1 PLAT BOOK 4460 PAGE 84) RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE THENCE WITH THE RIGHT OF WAY OF MILLWOOD DRIVE AT THE BEGINNING OF A CURVE TO THE RIGHT RADIUS 240.00 FEET, CHORD BEARING NORTH 1 DEGREE 04 MINUTES 59 SECONDS EAST FOR 114.43 FEET WITH AN ARC DISTANCE OF 115.54 FEET TO A SET 1/2" DIAMETER IRON REBAR WITH GS&P CAP AT THE TERMINUS OF MILLWOOD DRIVE;

THENCE WITH THE TERMINUS OF MILLWOOD DRIVE NORTH 75 DEGREES 55 MINUTES 15 SECONDS EAST FOR 60.00 FEET TO A FOUND 5/8" DIAMETER IRON REBAR COMMON CORNER WITH LOT 2 GAPA PROPERTIES FINAL PLAT RECORDED IN PLAT INSTRUMENT NUMBER 20140512-0040215;

THENCE WITH SAID LINE OF LOT 2 AND WITH LINE OF LOT 1 NORTH 45 DEGREES 08 MINUTES 03 SECONDS WEST FOR 162.41 FEET TO A FOUND 5/8" DIAMETER IRON REBAR IN THE LINE OF ESS PRISA, LLC, DEED INSTRUMENT NUMBER 20050727-0087461 (LOT 1 REVISION NUMBER 2, JUDY'S SUBDIVISION, PLAT BOOK 9700 PAGE 715) RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE;

THENCE SAID LINE NORTH 30 DEGREES 30 MINUTES 05 SECONDS EAST FOR 54.88 FEET TO A FOUND 5/8" DIAMETER IRON REBAR COMMON CORNER WITH STATE OF TENNESSEE IN DEED BOOK 1303 PAGE 291A RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE;

THENCE WITH SAID LINE NORTH 34 DEGREES 15 MINUTES 48 SECONDS EAST FOR 1406.90 TO A POINT IN THE APPROXIMATE CENTERLINE OF MILL CREEK;

THENCE WITH THE CENTERLINE MILL CREEK THE FOLLOWING TWO (2) CALLS AND DISTANCES:

1. SOUTH 35 DEGREES 42 MINUTES 14 SECONDS EAST FOR 477.00 TO A POINT IN THE APPROXIMATE CENTERLINE OF MILL CREEK;

2. SOUTH 27 DEGREES 04 MINUTES 43 SECONDS EAST FOR 335.73 TO A POINT IN THE APPROXIMATE CENTERLINE OF MILL CREEK COMMON CORNER WITH BRITTANY HALL APARTMENTS DEED BOOK 40192 PAGE 612 (LOT 3 MILLWOOD SECTION 1 PLAT BOOK 4460 PAGE 84) RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE;

THENCE WITH SAID LINE THE FOLLOWING THREE (3) CALLS AND DISTANCES:

1. SOUTH 87 DEGREES 40 MINUTES 02 SECONDS WEST FOR 435.51 TO A SET MAG NAIL WITH GS&P WASHER IN CONCRETE AT BASE OF CHAIN LINK FENCE POST;

2. SOUTH 40 DEGREES 44 MINUTES 36 SECONDS WEST FOR 947.26 TO A FOUND 3/4" DIAMETER IRON REBAR

3. SOUTH 39 DEGREES 47 MINUTES 49 SECONDS WEST FOR 41.54 TO A FOUND 3/4" DIAMETER IRON REBAR THE POINT OF BEGINNING.

PARCEL CONTAINING 13.51 ACRES MORE OR LESS (588,703.29 SQUARE FEET MORE OR LESS)
SOUTH OF NORTH TENNESSEE GRID NORTH NAVD 88 AND NAD 83.

BEING THE SAME PROPERTY CONVEYED TO NEAL S. JOHNSTON; EMILY JOHNSON, IN HER CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN WILLIAM JOHNSON, CASE NUMBER 28094, OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; MELNA G. BROWN, IN HER CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROLAND BROWN, CASE NUMBER 61678, OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND J&J HARDIN PROPERTIES, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED RECORDED ON APRIL 1, 2016 IN INSTRUMENT NO. 20160401-0030899, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND ALSO CONVEYED TO JOHNSON HOLDING CO., LLC BY QUITCLAIM DEED RECORDED ON JUNE 24, 2016 IN INSTRUMENT NO. 20160624-0064572, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EMILY S. JOHNSON, APPOINTED PERSONAL REPRESENTATIVE, EVIDENCED BY THE WILL OF JOHN WILLIAM JOHNSON, RECORDED IN INSTRUMENT NUMBER 20160929-0102796; **ORDER ADMITTING WILL TO ANCILLARY PROBATE AND GRANTING LETTERS TESTAMENTARY RECORDED IN INSTRUMENT NUMBER** 20160929-0102795, **AND LETTERS TESTAMENTARY RECORDED IN INSTRUMENT NUMBER** 20160929-0102797 **IN THE REGISTER OF DEEDS OFFICE OF DAVIDSON COUNTY.**

MELNA G. BROWN, APPOINTED PERSONAL REPRESENTATIVE, EVIDENCED BY THE WILL OF ROLAND E. BROWN; ORDER ADMITTING FOREIGN WILL TO PROBATE; AND LETTERS TESTAMENTARY RECORDED IN RE: ESTATE OF ROLAND E. BROWN IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT STATE OF TENNESSEE/METROPOLITAN NASHVILLE-DAVIDSON COUNTY IN DOCKET #16P1568.

This is improved property known as 305 Millwood Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the privileges and appurtenances and hereditaments thereunto or in any way is appertaining unto the Grantee and unto its

successors and/or assigns forever.

THE GRANTORS DO HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the claims and demands of all persons. The same is unencumbered, except for (1) the the lien of the 2016 County taxes which shall be prorated and assumed by the Grantee herein; (2) easement, restrictions, and building setback lines as shown on plat of survey by Kenneth D. Church, RLS, dated September 8, 2016.

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.

IN WITNESS WHEREEOF, the undersigned has caused this instrument to be executed on this 23rd day of September, 2016.

Neal S. Johnston

STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF ~~MADISON~~ Limestone)

Before me, ~~Charles H. Byrd, Sr.~~ Tammy Gasque, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared NEAL S. JOHNSTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal on this the 23rd day of September, 2016.

TAMMY GASQUE NOTARY PUBLIC STATE AT LARGE

Notary Public

My Commission Expires: 8-14-2019

IN WITNESS WHEREEOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this 22 day of September, 2016.

Estate of John William Johnson

By: Emily Elliott Johnson, Personal Representative

STATE OF ALABAMA)
COUNTY OF Madison)

Before me, Pamela T. Morring, a notary public of the state and county aforesaid, personally appeared EMILY ELLIOTT JOHNSON, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Personal Representative of the ESTATE OF JOHN WILLIAM JOHNSON, the within named bargainor, and that she as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Personal Representative.

WITNESS MY HAND and seal, at office, on this the 22 day of September, 2016.

Pamela T. Morring
NOTARY PUBLIC

My Commission Expires: 10-22-17



IN WITNESS WHEREEOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this 22 day of September, 2016.

John W. Johnson Revocable Living Trust,
dated the 20th day of May, 2005

Trustee

By: Emily Elliott Johnson,
Co-Trustee

STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF Madison)

Before me, Pamela T. Morring, a notary public of the state and county aforesaid, personally appeared EMILY ELLIOTT JOHNSON, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Co-Trustee of the JOHN W. JOHNSON REVOCABLE LIVING TRUST, DATED THE 20TH DAY OF MAY, 2005, the within named bargainor, a trust, and that she as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by herself as Co-Trustee.

WITNESS MY HAND and seal, at office, on this the 22 day of ~~August~~ September, 2016.

Pamela T. Morring
NOTARY PUBLIC

My Commission Expires: 10-22-17

PAMELA T. MORRING NOTARY PUBLIC ALABAMA STATE AT LARGE

IN WITNESS WHEREEOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this 22 day of September, 2016.

John W. Johnson Revocable Living Trust,
dated the 20th day of May, 2005

Trustee

Regions Bank, Co-Trustee

By: D. Richard George,
Senior Vice President & Trust Advisor

STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF Madison)

Before me, Pamela T. Morring, a notary public of the state and county aforesaid, personally appeared D. RICHARD GEORGE, Senior Vice President & Trust Advisor for Regions Bank, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Senior Vice President & Trust Advisor of the Co-Trustee of the JOHN W. JOHNSON REVOCABLE LIVING TRUST, DATED THE 20TH DAY OF MAY, 2005, the within named bargainor, a trust, and that he as such Senior Vice President & Trust Advisor of the Co-Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself as Senior Vice President & Trust Advisor of the Co-Trustee.

WITNESS MY HAND and seal, at office, on this the 22 day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 10-22-17

PAMELA T. MORRING NOTARY PUBLIC ALABAMA STATE AT LARGE

IN WITNESS WHEREEOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this 23RD day of September, 2016.

Estate of Roland E. Brown

Melna G. Brown

Melna G. Brown, Personal Representative

STATE OF ALABAMA)
COUNTY OF MADISON)

Before me, Jackson E. Duncan, III a notary public of the state and county aforesaid, personally appeared MELNA G. BROWN, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Personal Representative of the ESTATE OF ROLAND E. BROWN, the within named bargainor, and that she as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Personal Representative.

WITNESS MY HAND and seal, at office, on this the 23RD day of September, 2016.

JACKSON E. DUNCAN, III
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

NOTARY PUBLIC

My Commission Expires: July 16, 2019

IN WITNESS WHEREEOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this 23rd day of September, 2016.

Johnson Holding Co., LLC,
an Alabama Limited Liability Company

Lee Anne Smith

By: Lee Anne Smith
As Manager

STATE OF ~~TENNESSEE~~ ALABAMA)
COUNTY OF MADISON)

Before me, Andrea E. Rhodes, a notary public of the state and county aforesaid, personally appeared LEE ANNE SMITH, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Manager of JOHNSON HOLDING CO., LLC, the within named bargainor, a Alabama limited liability company, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as Manager.

WITNESS MY HAND and seal, at office, on this the 23rd day of September, 2016.

Andrea E. Rhodes
NOTARY PUBLIC

My Commission Expires: 06/16/2020



IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this 23rd day of September, 2016.

J&J Hardin Properties, LLC,
An Alabama Limited Liability Company

J. H. II

By: J. Haywood Hardin, II, Trustee of Testamentary Trust Established Pursuant to the Last Will and Testament of Leisha J. Hardin, Deceased, As Sole Member

STATE OF ~~TENNESSEE~~ South Carolina)
COUNTY OF Greenville)

Before me, Gayle Q. McCants, a notary public of the state and county aforesaid, personally appeared J. HAYWOOD HARDIN, II, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trustee of Testamentary Trust Established Pursuant to the Last Will and Testament of Leisha J. Hardin, Deceased, As Sole Member of J&J HARDIN PROPERTIES, LLC, the within named bargainor, a Alabama limited liability company, and that he as such Trustee of Testamentary Trust Established Pursuant to the Last Will and Testament of Leisha J. Hardin, Deceased, As Sole Member of the limited liability company, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Trustee of Testamentary Trust Established Pursuant to the Last Will and Testament of Leisha J. Hardin, Deceased, As Sole Member of the limited liability company.

WITNESS MY HAND and seal, at office, on this the 23rd day of September, 2016.

Gayle Q McCants
NOTARY PUBLIC

My Commission Expires: 01-28-2018

GAYLE Q MCCANTS
NOTARY
PUBLIC
SOUTH CAROLINA