This instrument prepared by and after recording, return to:
Kay B. Housch, Esq., BPR#010995
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File# 2015-028

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) CMH Parks, Inc.	(NAME) Same as new owner	Map and Parcel
(STREET ADDRESS) Suite 100, 393 Maple Street	Davidson County DEEDWARRSP Recvd: 11/18/16 12:11 6 pgs Fees:33.00 Taxes:9240.75 **20161118-0121950**	18100009400
(CITY) (STATE) Gallatin Tn. 37066		18100009200

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Lunette Allen Pharr a/k/a Edna Lunette Pharr and Sara McKee Allen,** Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said, **CMH Parks, Inc., a Tennessee corporation,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A parcel of land located in the 4th Civil District of the Metro area of Nashville, County of Davidson, Tn, said tract being more particularly described according to ALTA/NSPS Land Title Survey by Clint T. Elliott Registered Land Surveyor dated 9-21-2016 rev 10-18-2016 Project ID Holt 6419 as follows; BEGINNING at a new iron rod set on the southern right-of-way line of Holt Road, having a right-of-way width of 50 feet, said point also being located at the northeastern most corner of the John H. Parker property as described in Deed Book 4877, page 873 in the Registers Office of Davidson County, Tennessee, the same point being the northwestern most corner of the property being herein described; thence, leaving said point, with and along the southern right-of-way line of Holt Road, South 73 degrees 34 minutes 13 seconds East, 499.78 feet to a new iron rod set at the northwestern corner of the Richard Jack Byrd property as described in Deed Book 8593, Page 1 in the Registers Office of Davidson County, Tennessee; thence, leaving said point and southern right-of-way line of Holt Road continuing with and along the Richard Jack Byrd property , South 14 degrees 34 minutes 08 seconds West, 235.95 feet to an iron rod set; thence, leaving said point South 72 degrees 05 minutes 52 East, 156.00 feet to an iron rod set; thence, North 14 degrees 34 minutes 08 seconds East, 239.96 feet to an iron rod set on the southern right-of-way line of the aforementioned Holt Road, the same point being the northeastern most corner of the aforementioned Richard Jack Byrd property; thence, leaving said point, with and along the southern right-of-way line of Holt Road, South 73 degrees 34 minutes 13 seconds East, 82.23 feet to a point; thence, South 78 degrees 04 minutes 03 seconds East, 88.53 feet to a point; thence, continuing with and along said southern right-of-way line of Holt Road, in a curve to the left having a radius of 700 feet, an arc length of 305.84 feet and being subtended by a chord of North 89 degrees 24 minutes 57 seconds East, 303.41 feet to a point; thence, continuing in a curve to the left having a radius of 736.97 feet, an arc length of 220.73 feet and being subtended by a chord of North 68 degrees 19 minutes 06 seconds East, 219.91 feet to an iron rod found; thence, North 59 degrees 44 minutes 16 seconds East, 44.08 feet to an iron rod set said point being the northeastern most corner of the property being herein described; thence, leaving the southern right-of-way line of Holt Road, with and along the western property line of the Tisano Realty, Inc., property as described in instrument number 20160425, page 40205 in the

Registers Office of Davidson County, Tennessee, South 02 degrees 33 minutes 12 seconds West, 232.11 feet to an iron rod; thence, leaving said point and passing thru an iron rod at 42.11 feet, South 40 degrees 50 minutes 11 seconds East, 250.00 feet to a ⅝" iron rod; thence, North 57 degrees 42 minutes 28 seconds East, 141.78 feet to an iron rod located on the western right-of-way line of Nolensville Pike, having a right-of-way width that varies; thence, leaving said point, with and along the western right-of-way line of Nolensville Pike, South 28 degrees 37 minutes 14 seconds East, 119.71 feet to a concrete monument; thence, continuing with and along said right-of-way line South 21 degrees 57 minutes 31 seconds East, 172.17 feet to a concrete monument; thence, South 25 degrees 48 minutes 58 seconds East, 5.06 feet to an iron rod found; thence, leaving said point and right-of-way line of Nolensville Pike, with and along the northern property line of the Tennessee Bank and Trust Property as recorded in instrument TR 20081201-0116296 as recorded in the Registers Office of Davidson County, Tennessee, passing thru an iron rod at 19.06 feet, South 52 degrees 06 minutes 20 seconds West, 125.97 feet to an iron rod; thence, South 61 degrees 51 minutes 20 seconds West, 578.50 feet to an iron pipe found; thence, South 10 degrees 16 minutes 20 seconds West, 547.74 feet to a new iron rod set on the southern side of Holt Creek, the same point being the southeastern most corner of the property being herein described; thence, North 57 degrees 37 minutes 46 seconds West, 320.58 feet to a new iron rod; thence, North 56 degrees 37 minutes 12 seconds West, 469.60 feet to a new iron rod; thence, North 68 degrees 05 minutes 24 seconds West, 539.99 feet to an iron rod set on the eastern right--of-way line of the aforementioned John H. Parker property; thence, leaving said point North 07 degrees 41 minutes 17 seconds East, 1001.74 feet to the POINT OF BEGINNING.

Said parcel of land herein described containing 1,660,555.31 square feet or 38.121+/- acres.

Being part of the same property conveyed to C P Williams, Jr. by deed of record in Book 3249, page 513, Register's Office of Davidson County, Tennessee and by Decree in the Chancery Court of Davidson County, Tennessee recorded in Book 2802, page 347, said Register's Office. The said C P Williams, Jr. having since died testate and title vested in William Lloyd Allen and Lunette Allen Pharr a/k/a Edna Lunette Pharr by will of record in Willi Book 98, page 315, Probate Court of Davidson County, Tennessee. William Lloyd Allen has since died testate and title vested as to his interest in Sara McKee Allen, devisee under the will of William Lloyd Allen, deceased (Order filed of record in Instrument No. 20120829-0077913, said Register's Office. Sara McKee Allen, Executrix of the Estate of William Lloyd Allen, conveyed all the interest of the estate in the herein described property (being a one-half undivided interest) to Sara McKee Allen by quitclaim deed recorded in Instrument No. 20160425-0040205, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $2,497,500.00.

Subscribed and sworn to before me this the 12th day of November, 2016.

Affiant

My commission expires: 7/31/2017

Notary Public

This is unimproved property known as 6415 & 6419 Holt Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantors covenant that except for the following encumbrances, the property is free from all encumbrances made or suffered by Grantors, and Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever

whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Encumbrances:

1. Real property taxes for 2017, a lien, not yet due and payable. Rollback taxes assessed to the Property pursuant to Application for Greenbelt Assessment recorded in Instrument No. 20090116-0004312 Register's Office of Davidson County, Tennessee are assumed by Grantee.
2. All matters shown on that certain ALTA/NSPS Land Title Survey, last revised 10-18-2016, prepared by Clint T. Elliott, Registered Land Surveyor, Project ID Holt 6419, including encroachment of bridge and portion of driveway serving adjoining property.
3. Sanitary Sewer and /or Storm Drainage Easement to Metro Government of Nashville and Davidson County, Tennessee of record in Book 10419, page 484, Register's Office of Davidson County, Tennessee.
4. **Grantor hereby retains all right, title and interest in a permanent easement twenty (20) feet in width for access from Holt Road to the bluff area located on Grantor's adjoining land, more particularly described in and depicted on Exhibit A attached hereto (the "Access Easement"). Grantor acknowledges that the bridge across Mill Creek within the Access Easement was constructed and is maintained, if at all, by the landowner adjoining the westerly line of the Access Easement. Grantor's use of said Access Easement shall not obstruct or interfere with Grantee's development of the real estate conveyed in this deed. Furthermore, Grantee may locate utilities within the Access Easement and may re-locate the Access Easement to another location upon the real estate conveyed in this deed in the event that Grantee's development requires it.**

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming **by, through or under Grantors, but no further or otherwise.**

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This deed may be signed in any number of counterparts and signature to any one counterpart shall be deemed signature to all counterparts, which when taken together shall constitute one deed.

Witness our hands this 17th day of November, 2016.

Lunette Allen Pharr a/k/a Edna Lunette Pharr

Lunette Allen Pharr a/k/a Edna Lunette Pharr

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lunette Allen Pharr a/k/a Edna Lunette Pharr,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nolensville, Tennessee, this 17th day of November, 2016.

Notary Public
My Commission Expires: 5-8-2017

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sara McKee Allen

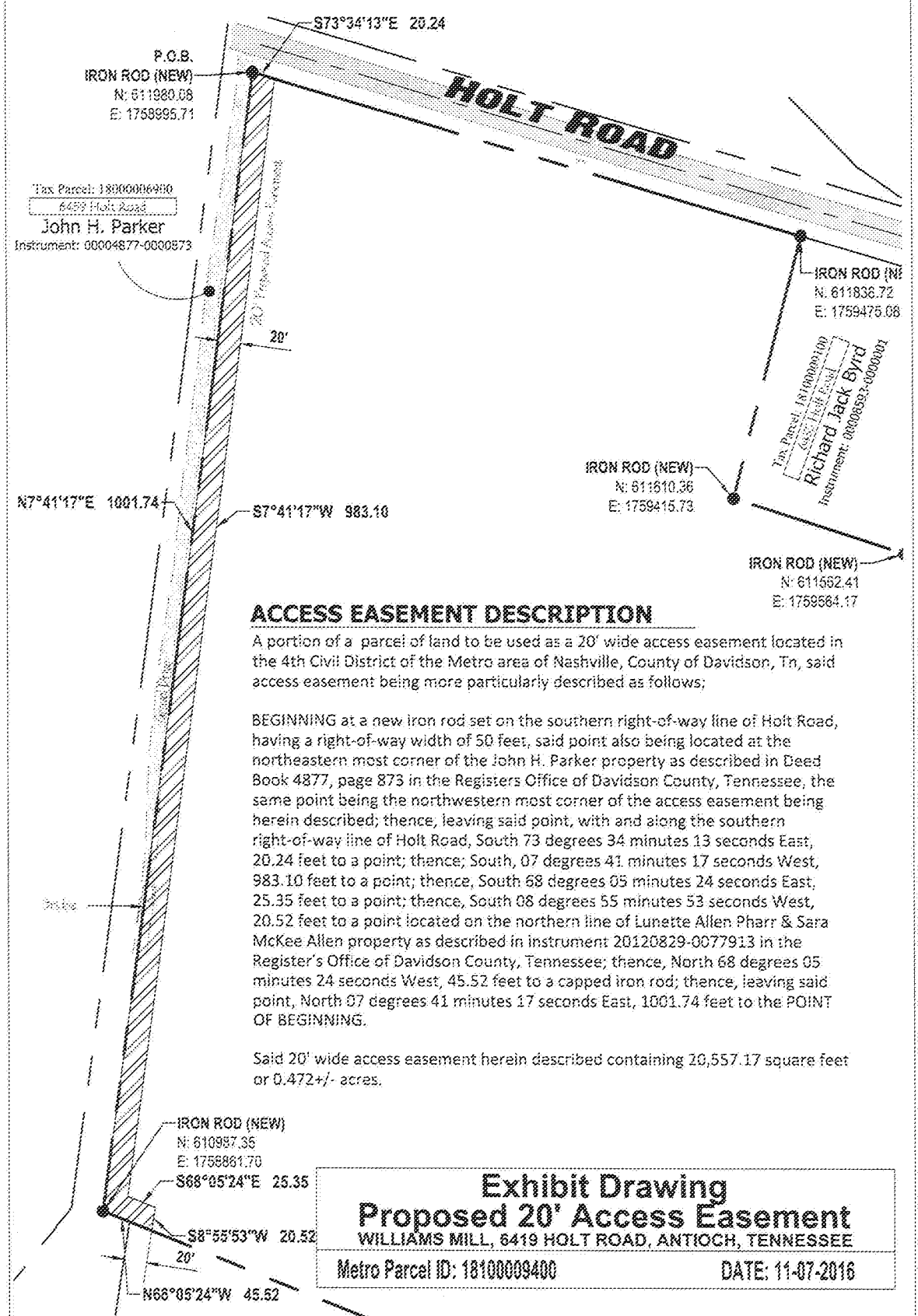
Sara McKee Allen

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sara McKee Allen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nolensville, Tennessee, this 17th day of November, 2016.

Notary Public
My Commission Expires: 5-4-2019



ACCESS EASEMENT DESCRIPTION

A portion of a parcel of land to be used as a 20' wide access easement located in the 4th Civil District of the Metro area of Nashville, County of Davidson, Tn, said access easement being more particularly described as follows;

BEGINNING at a new iron rod set on the southern right-of-way line of Holt Road, having a right-of-way width of 50 feet, said point also being located at the northeastern most corner of the John H. Parker property as described in Deed Book 4877, page 873 in the Registers Office of Davidson County, Tennessee, the same point being the northwestern most corner of the access easement being herein described; thence, leaving said point, with and along the southern right-of-way line of Holt Road, South 73 degrees 34 minutes 13 seconds East, 20.24 feet to a point; thence; South, 07 degrees 41 minutes 17 seconds West, 983.10 feet to a point; thence, South 68 degrees 05 minutes 24 seconds East, 25.35 feet to a point; thence, South 08 degrees 55 minutes 53 seconds West, 20.52 feet to a point located on the northern line of Lunette Allen Pharr & Sara McKee Allen property as described in instrument 20120829-0077913 in the Register's Office of Davidson County, Tennessee; thence, North 68 degrees 05 minutes 24 seconds West, 45.52 feet to a capped iron rod; thence, leaving said point, North 07 degrees 41 minutes 17 seconds East, 1001.74 feet to the POINT OF BEGINNING.

Said 20' wide access easement herein described containing 20,557.17 square feet or 0.472+/- acres.

Exhibit Drawing
Proposed 20' Access Easement

WILLIAMS MILL, 6419 HOLT ROAD, ANTIOCH, TENNESSEE

Metro Parcel ID: 18100009400 **DATE: 11-07-2016**

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1 inch = 100 ft.

CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
7930 Hwy 70 South, Nashville Tn. 37221
p| (615) 533-2054
e| clintelliott@comcast.net

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

Kay B. Hausch
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, KAY B HAUSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines
Notary's Signature

My Commission Expires: 10-21-2018
Notary' Seal (if on paper)

