Ortale, Kelley, Herbert & Crawford
330 Commerce Street, Suite 110
Nashville, TN 37201

Box 30

R & R to:

BILL GARRETT, Davidson County
Trans: T20160114662 DEEDWARR
Recvd: 12/29/16 13:27 3 pgs
Fees: 18.00 Taxes: 2960.00
20161229-0136916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of December, 2016.

Notary Public

My commission expires: 9.19.17

(Notary Stamp)

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY APRIL N. BRADLEY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Green Trails, LLC	Green Trails, LLC	164-274.00
2925 Berry Hill Drive	2925 Berry Hill Drive	
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Benefield & Parks, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), 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"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING A TRACT OF LAND, LOCATED IN THE 32ND COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING BOUNDED ON THE NORTH BY THE RIGHT OF WAY OF MT. VIEW CIRCLE AND STORAGE PROS ANTIOCH, LLC (PARCEL: 164-00-0-036.00, DOCUMENT#: 201510230108178), ON THE EAST BY AUTUMN GLEN, SECTION 1, CONDOS (PARCEL: 164-06-0A-167.00-CO, DOCUMENT# 200309290143614) AND THE RIGHT OF WAY OF SUMMERCREST BLVD., ON THE SOUTH BY SUMMERFIELD HOMEOWNER'S ASSOCIATION, LLC (PARCEL: 164-10-0A-135.00-CO, DOCUMENT#: 200105140049520), AND ON THE WEST BY TENN CONTRACTORS, INC. (PARCEL: 164-10-0A-363.00-CO, DOCUMENT# 200512190152113) AND DWIGHT H. AND BEVERLY J. WILSON (PARCEL: 164-00-0-223.00, DOCUMENT# 200807230075511); BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SUMMERFIELD HOMEOWNER'S ASSOCIATION, INC IN THE RIGHT OF WAY OF SUMMERCREST BLVD.; THEN,

WITH THE NORTHERN LINE OF SUMMERFIELD HOMEOWNER'S ASSOCIATION, INC THE FOLLOWING:

1. N65°49'37"W, 105.38'; THEN,
2. N55°44'29"W, 161.51'; THEN,
3. N60°24'02"W, 151.75'; THEN,
4. N69°36'44"W, 285.19' TO THE SOUTHEAST CORNER OF TENN CONTRACTORS, INC.; THEN,
5. N08°29'23"W, 363.91' TO THE SOUTHEAST CORNER OF WILSON; THEN,
6. N07°30'02"E, 377.27' TO THE NORTHEAST CORNER OF WILSON IN THE RIGHT OF WAY OF MT. VIEW CIRCLE; THEN,
7. WITH SAID RIGHT OF WAY S86°25'38"E, 210.44' TO THE WESTERN LINE OF STORAGE PROS ANTIOCH, LLC; THEN,
8. WITH STORAGE PROS ANTIOCH, LLC S08°14'46"W, 46.09' TO THE NORTHWEST CORNER OF AUTUMN GLEN, SECTION 1, CONDOS; THEN, WITH AUTUMN GLEN THE FOLLOWING:
9. S86°38'26"E, 203.59'; THEN,
10. S03°25'38"W, 183.47'; THEN,
11. S04°17'02"E, 38.88'; THEN,
12. S03°25'38"W, 220.00'; THEN,
13. S31°36'12"E, 44.45'; THEN,
14. S38°44'43"E, 96.62'; THEN,
15. N81°28'57"E, 452.75' TO THE RIGHT OF WAY OF SUMMERCREST BLVD; THEN, WITH SAID RIGHT OF WAY THE FOLLOWING:
16. WITH A CURVE TO THE LEFT, DELTA ANGLE OF 37°07'28", RADIUS OF 779.95', ARC LENGTH OF 505.36', CHORD BEARING OF S32°33'44"W, AND A CHORD LENGTH OF 496.57'; THEN,
17. S14°00'00"W, 67.49' TO THE POINT OF BEGINNING, HAVING AN AREA OF 457580 SQUARE FEET OR 10.505 ACRES, ALL ACCORDING TO A SURVEY MADE BY SITE ENGINEERING CONSULTANTS, INC., CERTIFIED ON DECEMBER 21, 2016, BY DAVID A. PARKER, R.L.S., LICENSE NO. 2381.

THIS TRACT IS SUBJECT TO ANY EASEMENTS, RECORDED OR BY PRESCRIPTION, THAT A COMPLETE AND ACCURATE TITLE REPORT MAY REVEAL.

Being a portion of the same property conveyed to Benefield & Parks, LLC by Quitclaim Deed from MainStreet Homes, LLC f/k/a Scott Chase Venture, a Tennessee general partnership, of record in Instrument No. 20111118-0090669, Register's Office for Davidson County, Tennessee, dated December 31, 2010 and recorded on November 18, 2011.

This is ☐ improved · **X unimproved** property known as **0 Mt. View Road, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of December, 2016.

Benefield & Parks, LLC

By: _____
Jerry Benefield, Secretary and Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Jerry Benefield,** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Secretary and Member** of **Benefield & Parks, LLC** and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of December 2016.

_____
Notary Public

My Commission Expires: 5/19/20

SolomonParks File No. 160168

SHELLY LUFKIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY