THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***615,385.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20170008483 DEEDWARR
Recvd: 01/30/17 11:44 12 pgs
Fees:63.00 Taxes:2276.92
20170130-0009600

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Subscribed and sworn to before me this 27 day of January, 2017.

Notary Public

My Commission Expires: 8.24.17

ADDRESS OF NEW OWNER

Adam Sawyer and
Andrea Sawyer
919 Bresslyn Road
Nashville, TN 37205

SEND TAX BILLS TO

Adam Sawyer
919 Bresslyn Road
Nashville, TN 37205

MAP & PARCEL NOS.

MAP 063-00-0
PARCELS 052.00, 053.00 and 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($***10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Kenneth Brown, Clyde A. Brown, III, Ray Richardson and wife, Peggy Richardson, Darlene Pennington, Maurene Dalton Mack, Christy Fry Burnett and Tiffany Duracheck Foust (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Adam Sawyer and Andrea Sawyer, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This is unimproved property known as 0 Hudson Road, Madison, Tennessee 37115.

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

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 by the parties and assumed by Grantee.

2. Matters, if any, shown on the Plan of record in Plat Map Book 1, page 34, Minute Book M, page 285, Chancery Court for Davidson County, Tennessee.

3. All matters shown on a survey by David P. Brackman, TN R.L.S. #1684, dated January 5, 2017, Brackman Land Surveying, 1707 Gale Lane, Nashville, Tennessee 37212.

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

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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.

IN WITNESS WHEREOF the GRANTORS have hereunto executed this instrument on this the 24 day of January, 2017.

Kenneth Brown by George Duke, Attorney in Fact

Kenneth Brown by George Duke
Attorney in Fact

Clyde A. Brown, III by Troy M. Pack,
Attorney in Fact

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This is unimproved property known as 0 Hudson Road, Madison, Tennessee 37115.

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GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 by the parties and assumed by Grantee.

2. Matters, if any, shown on the Plan of record in Plat Map Book 1, page 34, Minute Book M, page 285, Chancery Court for Davidson County, Tennessee.

3. All matters shown on a survey by David P. Brackman, TN R.L.S. #1684, dated January 5, 2017, Brackman Land Surveying, 1707 Gale Lane, Nashville, Tennessee 37212.

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

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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.

IN WITNESS WHEREOF the GRANTORS have hereunto executed this instrument on this the 24 day of January, 2017.

Clyde A Brown III by Troy M Pack Attorney IN Fact

Kenneth Brown by George Duke
Attorney in Fact

Clyde A. Brown, III by Troy M. Pack,
Attorney in Fact

Everett Ray Richardson
Ray Richardson

Peggy Richardson
Peggy Richardson

Darlene Pennington

Maurene Dalton Mack

Christy Fry Burnett

Tiffany Dauracheck Foust

Ray Richardson

Peggy Richardson

Darlene Pennington

Maurene Dalton Mack

Christy Fry Burnett

Tiffany Dauracheck Foust
TF

STATE OF MARYLAND)
COUNTY OF ANNE ARUNDEL)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, George Duke, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Kenneth Brown and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Kenneth Brown.

Witness my hand and official seal this 24TH day of January, 2017.

Laura A Fowler
Notary Public

My Commission Expires: 09/17/2017

LAURA A. FOWLER
Notary Public-Maryland
Anne Arundel County
My Commission Expires
September 17, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Troy M. Pack, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Clyde A. Brown, III, and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Clyde A. Brown, III.

Witness my hand and official seal this 25 day of January, 2017.

Notary Public

My Commission Expires: 9.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Florida)
COUNTY OF Okeechobee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray Richardson and Peggy Richardson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2017.

Eric M Pope
Notary Public

My Commission Expires: 11/28/2017

NOTARY PUBLIC STATE OF FLORIDA

ERIC M. POPE
MY COMMISSION # FF 070497
EXPIRES: November 28, 2017
Bonded Thru Budget Notary Services

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Darlene Pennington, Maurene Dalton Mack and Christy Fry Burnett, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of January, 2017.

Mitchell A Watts
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Tiffany Duracheck Foust, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of January, 2017.

Mitchell A Watts
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT I
[Map 063-00-0 Parcel 052.00]

BEING A TRACT OF LAND LYING IN THE 11TH CIVIL DISTRICT, 9TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM AN IRON PIN AT THE NORTHWEST MARGIN OF THE INTERSECTION OF MENEES LANE AND HUDSON ROAD; THENCE LEAVING SAID INTERSCTION, ALONG THE WESTERLY MARGIN OF SAID HUDSON ROAD, THE FOLLOWING CALLS: NORTH 10°33'58" EAST, 21.85 FEET TO AN IRON PIN; THENCE, NORTH 04°04'37" EAST, 77.18 FEET TO AN IRON PIN; THENCE, NORTH 04°44'03" WEST, 53.37 FEET TO AN IRON PIN; THENCE, NORTH 14°54'13" WEST, 75.78 FEET TO AN IRON PIN; THENCE, NORTH 24°22'18" WEST, 525.86 FEET TO AN IRON PIN; THENCE, 24°56'55" WEST, 1400.62 FEET TO AN IRON PIN; NORTH 24°56'55" WEST, 111.10 FEET TO AN IRON PIN, THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE, LEAVING SAID MARGIN OF HUDSON ROAD, SOUTH 31°00'00" WEST, 1072.77 FEET TO AN IRON PIN; THENCE, SOUTH 31°00'00" WEST, 315.19 FEET TO AN IRON PIN, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, NORTH 83°00'00" WEST, 357.68 FEET TO AN IRON PIN, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, ALONG THE WESTERLY LINE OF HEREIN DESCRIBED TRACT, THE FOLLOWING CALLS: THENCE, NORTH 05°24'19" EAST, 740.64 FEET TO AN IRON PIN; THENCE, NORTH 05°53'14" EAST, 113.20 FEET TO AN IRON PIN; THENCE, NORTH 05°30'21" EAST, 83.50 FEET TO AN IRON PIN; THENCE, NORTH 05°27'51" EAST, 118.70 FEET TO AN IRON PIN; THENCE, NORTH 05°44'47" EAST, 468.10 FEET TO AN IRON PIN; THENCE, NORTH 05°49'09" EAST, 431.21 FEET TO AN IRON PIN, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 86°16'03" EAST, 469.18 FEET TO AN IRON PIN ON THE WESTERLY MARGIN OF SAID HUDSON ROAD; THENCE, WITH SAID MARGIN OF HUDSON ROAD, THE FOLLOWING CALLS: THENCE, SOUTH 29°00'01" EAST, 305.34 FEET TO AN IRON PIN; THENCE, SOUTH 27°59'17" EAST, 419.77 FEET TO AN IRON PIN; THENCE, SOUTH 26°25'11" EAST, 146.91 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT, CONTAINING 1,337,977.78 SQUARE FEET OR 30.72 ACRES, MORE OF LESS.

EXHIBIT "A"
(continued)

TRACT II
[Map 063-00-0 Parcel 053.00]

BEING A TRACT OF LAND LYING IN THE 11TH CIVIL DISTRICT, 9TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM AN IRON PIN AT THE NORTHWEST MARGIN OF THE INTERSECTION OF MENEES LANE AND HUDSON ROAD; THENCE, LEAVING SAID INTERSECTION; ALONG THE NORTHERLY MARGIN OF MENEES LANE, THE FOLLOWING CALLS: NORTH 76°15'02" WEST, 720.26 FEET TO AN IRON PIN; THENCE, LEAVING SAID MARGIN, NORTH 04°30'22" EAST, 583.58 FEET TO AN IRON PIN; THENCE, NORTH 81°59'38" WEST, 369.46 FEET TO AN IRON PIN; THENCE, NORTH 80°30'00" WEST, 252.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT: THENCE, NORTH 83°00'00" WEST, 317.61 FEET TO AN IRON PIN; THENCE, NORTH 31°00'00" EAST, 315.19 FEET TO AN IRON PIN; THENCE, SOUTH 80°30'00" EAST, 311.85 FEET TO AN IRON PIN; THENCE, SOUTH 31°00'00" WEST, 300.30 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT, CONTAINING 89,242.44 SQUARE FEET OR 2.05 ACRES, MORE OR LESS.

TRACTS I and II being the same property conveyed to C. A. Brown, Sr. and wife, Nellie J. Brown, by deeds of record in Book 2294, Page 270; Book 2294, Page 577; Book 2296, Page 475 and Book 2738, Page 513, in the Register's Office for Davidson County, Tennessee; the said C. A. Brown, Sr. (aka Clyde A. Brown, Sr.) having since died on July 15, 1969, a resident of Davidson County, Tennessee, and survived by his wife, Nellie J. Brown (aka Nellie Johnson Brown); the said Nellie J. Brown having since died intestate on June 4, 1974, a resident of Davidson County, Tennessee, survived by her sons Kenneth Brown and C. A. Brown, Jr. (aka Clyde A. Brown, Jr.) as her sole heirs at law as evidenced by Affidavit of Heirship being recorded simultaneously herewith; the said C. A. Brown, Jr. (aka Clyde A. Brown, Jr.) having since died testate on January 11, 2013, and by his Last Will and Testament of record as Docket No. 13P-196 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the said C. A. Brown, Jr.'s one-half interest in the subject property was devised to Clyde A. Brown, III, Ray Richardson and Peggy Richardson, husband and wife, Darlene Pennington, Maurene Dalton, Christy Fry and Tiffany Duracheck; the said Maurene Dalton having since married and is now known as Maurene Dalton Mack; the said Christy Fry having since married and is now known as Christy Fry Burnett and the said Tiffany Duracheck having since married and is now known as Tiffany Duracheck Foust.

EXHIBIT "A"
(continued)

TRACT III
[Map 063-00-0 Parcel 054.00]

BEING A TRACT OF LAND LYING IN THE 11TH CIVIL DISTRICT, 9TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWEST MARGIN OF THE INTERSECTION OF MENEES LANE AND HUDSON ROAD, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING SAID INTERSECTION, ALONG THE NORTHERLY MARGIN OF MENEES LANE, NORTH 76°15'02" WEST, 720.26 FEET TO AN IRON PIN; THENCE, LEAVING SAID MARGIN, NORTH 04°30'22" EAST, 583.58 FEET TO AN IRON PIN; THENCE, NORTH 81°59'38" WEST, 369.46 FEET TO AN IRON PIN; THENCE, NORTH 80°30'00" WEST, 252.50 FEET TO AN IRON PIN; THENCE, NORTH 31°00'00" EAST, 300.30 FEET TO AN IRON PIN; THENCE, NORTH 80°30'00" WEST, 311.85 FEET TO AN IRON PIN; THENCE, NORTH 31°00'00" EAST, 1072.77 FEET TO AN IRON PIN ON THE WESTERLY MARGIN OF SAID HUDSON ROAD; THENCE, ALONG SAID MARGIN OF HUDSON ROAD, THE FOLLOWING CALLS: THENCE, SOUTH 24°56'55" EAST, 111.10 FEET TO AN IRON PIN; THENCE, SOUTH 24°56'55" EAST, 1400.62 FEET TO AN IRON PIN; THENCE, SOUTH 24°22'18" EAST, 525.86 FEET TO AN IRON PIN; THENCE, SOUTH 14°54'13" EAST, 75.78 FEET TO AN IRON PIN; THENCE, SOUTH 04°44'03" EAST, 53.37 FEET TO AN IRON PIN; THENCE, SOUTH 04°04'37" WEST, 77.18 FEET TO AN IRON PIN; THENCE, SOUTH 10°33'58" WEST, 21.85 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT, CONTAINING 1,156,955.14 SQUARE FEET OR 26.56 ACRES, MORE OR LESS.

TRACT III being a portion of the same property conveyed to Kenneth Brown and C. A. Brown, Jr. by deed from First American National Bank of Nashville and Kenneth Brown as Co-Trustees under the Will of C. A. Brown, Sr., of record in Book 4851, Page 417, in the Register's Office for Davidson County, Tennessee; the said C. A. Brown, Jr. (aka Clyde A. Brown, Jr.) having since died testate on January 11, 2013, and by his Last Will and Testament of record as Docket No. 13P-196 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the said C. A. Brown, Jr.'s one-half interest in the subject property was devised to Clyde A. Brown, III, Ray Richardson and Peggy Richardson, husband and wife, Darlene Pennington, Maurene Dalton, Christy Fry and Tiffany Duracheck; the said Maurene Dalton having since married and is now known as Maurene Dalton Mack; the said Christy Fry having since married and is now known as Christy Fry Burnett and the said Tiffany Duracheck having since married and is now known as Tiffany Duracheck Foust.