WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~August 14, 2017~~ 2-22-2020

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. D. Eatherly	J. D. Eatherly	074 003.00 (Wilson) & P/O 76, Parcel 20.00 (Davidson)
(NAME) 1720 West End Avenue, Suite 600	(NAME) 1720 West End Avenue, Suite 600	
(ADDRESS) Nashville, TN 37203 (CITY) (STATE) (ZIP)	(ADDRESS) Nashville, TN 37203 (CITY) (STATE) (ZIP)	Davidson County DEEDWARR Recvd: 04/03/17 12:36 4 pgs Fees:23.00 Taxes:2960.00 **20170403-0032250**

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Frank E. Stratton Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **J. D. Eatherly, a married man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Wilson*** County, State of Tennessee, described as follows, to-wit:

* and Davidson County, Tennessee

Being a certain tract or parcel of land lying and being in the Second Civil District of Davidson County, Tennessee, in Metropolitan Nashville, and the First Civil District of Wilson County, in the City of Mt. Juliet, located on Tax Map 076, as all of Parcel 20.00 and 21.00 (Davidson County) and Tax Map 074, Parcel 3.00 (Wilson County), and is more particularly described as follows:

Beginning at a ½" Rebar (N) w/Sexton Cap at a Fence Corner in the north right-of-way of the railroad, this being the southeast corner of the property described herein and the southwest corner of Stark (125/139), reference the centerline intersection of the railroad and a driveway at S 02°26'54" W a distance of 50.13'; thence leaving Stark and with the aforementioned right-of-way of the railroad the following courses and distances: N 68°22'56" W a distance of 824.00 to a ½" Rebar (N) w/Sexton Cap in the Davidson/Wilson County Line; N 68°22'56" W a distance of 120.06 to a ½" Rebar (O); on a curve to the left having a radius of 1482.69' and an arc length of 803.08' (chord bearing of N 83°53'57" W, chord length of 793.30') to a ½" Rebar (N) w/Sexton Cap; S 79°06'40" W a distance of 225.91' to a ½" Rebar (O); S 80°31'18' W a distance of 294.76' to a ½" Rebar (N) w/Sexton Cap; N 17°11'22" W a distance of 27.12' to a ½" Rebar (N) w/Sexton Cap; S 54° 25'38" W a distance of 26.60' to a ½" Rebar (N) w/Sexton Cap; S 21°31'38" W a distance of 15.00' to a ½" Rebar (N) w/ Sexton Cap; S 80°19'37" W a distance of 357.87' to a ½" Rebar (O) at a Hackberry Stump Hole Fence Corner, this being the southeasterly most corner of Caldwell (8727/018); thence leaving the railroad right-of-way and with Caldwell and the fence the following courses and distances:

N 81°41'24" W a distance of 349.66' to a ½" Rebar (O) w/Cap at a Sassafras Snag Fence Corner, this being the southwest corner of the property described herein; N 06°25'05" E a distance of 209.63' to a Planted Stone (O) on the bank of Stoner Creek; N 32°22'15" W a distance of 177.82' to a point in the center of Stoner Creek; thence continuing with Caldwell and with the meanders of Stoner Creek the following courses and distances: N 08°59'35" W a distance of 110.54'; N 21°42'05" W a distance of 184.77'; N 62°29'33" W a distance of 64.31'; S 82°25'38" W a distance of 86.47'; N 58°29'58" W a distance of 38.73' to a point in the center of Stoner Creek, this being the southeast corner of Stoner Mill Subdivision (6900/904); thence leaving the aforementioned creek and with Stoner Mill Subdivision and a fence the following courses and distances: N 28°24'54" E a distance of 156.60' to a ½" Rebar (O); N 66°05'01" E a distance of 46.94' to an Iron Pipe (O); N 71°14'06" E a distance of 78.18' to a ½" Rebar (O); N 75°08'22" E a distance of 209.50' to a ½" Rebar (O); N 03°33'35" E a distance of 338.64' to a ½" Rebar (O), this being the northeast corner of Stoner Mill Subdivision and the southeast corner of Hidden Hill Subdivision (4860/043); thence leaving Stoner Mill Subdivision and with Hidden Hill Subdivision and continuing with the fence N 03°14'20" E a distance of 2157.99' to a ½" Rebar (O), this being the northwest corner of the property described herein and a common corner of Hidden Hill Subdivision and Rusco Company (200411020132114); thence leaving Hidden Hill Subdivision and with Rusco Company and the fence N 84°47'48" E a distance of 814.27' to a ½" Rebar (O) at a Fence Corner, this being the northeasterly most corner of the property described herein and a common corner of Rusco Company, Allen (287/178), and Hickory Hills, Section 12 (PB 020/673); thence leaving Rusco Company and with the fence and Hickory Hills Subdivision and its various Sections the following courses and distances: S 05°52'13" W a distance of 575.81' to a ½" Rebar (O); S 06°29'14" W a distance of 365.24' to a ½" Rebar (O); S 05°53'49" W a distance of 271.17' to a ½" Rebar (O) at a Fence Corner, this being the southwest corner of Hickory Hills Subdivision; S 82°25'23" E a distance of 296.66' to a Planted Stone (O) w/a ½" Rebar (O) Witness; S 80°55'22" E, passing a ½" Rebar (N) w/Sexton Cap in the Davidson/Wilson County Line at 180.75' and continuing on in all for a total distance of 541.70' to a point; S 79°32'50" E a distance of 1224.03' to a ½" Rebar (O); S 79°56'50" E a distance of 349.79' to a ½" Rebar (O); S 81°40'56" E a distance of 160.87' to a ½" Rebar (O) at a Fence Corner; S 05°24'56" W a distance of 762.18' to a ½" Rebar (N) w/Sexton Cap at a Fence Corner; S 82°36'19" E a distance of 402.51' to a ½" Rebar (N) w/Sexton Cap at a Fence Corner, this being the

northwest corner of Stark; thence leaving Hickory Hills Subdivision and with Stark and the fence the following courses and distances: S 05°29'10" W a distance of 276.77' to a 26" Hackberry; S 52°50'22" W a distance of 98.00' to a 12" Cedar; S 64° 40'40" W a distance of 48.36' to a 12" Cedar Stump; S 83°52'04" W a distance of 41.84' to a 24" Cedar; N 79°29'46" W a distance of 565.25' to a ½" Rebar (N) w/Sexton Cap at a Fence Corner; S 04°35'42" W a distance of 1108.22' to the point of beginning containing 181.74 acres, more or less, according to a survey performed by Mid-Tenn Surveying, LLC, Christopher Blake Sexton, RLS 2400, 2159.N. Thompson Lane, Suite B1, Murfreesboro, Tennessee 37129 on March 30, 2006.

The property is part of the same property conveyed to Albert Phillips, Miller Kimbrough and Harry Richardson, by deed from Thomas A. Eddins and wife, Stella Mai Eddins, of record in Book 4198, Page 963, Register's Office for Davidson County, Tennessee, and in Deed Book 179, Page 337, Register's Office for Wilson County, Tennessee. Harry Richardson then died, and under his last will and testament (executed as Harry H. Richardson), of record in Will Book 101, Page 393, Probate Court Clerk's Office for Davidson County, Tennessee, his undivided interest in the property was devised to his wife, Eva Richardson Albert Phillips and Miller Kimbrough then conveyed their undivided interests in the properly to Eva Richardson, thereby making her the sole owner of the property, by deeds of record in Book 4643, Page 178, Register's Office for Davidson County, Tennessee (as corrected by an instrument of correction, of record in Book 4668, Page 659, Register's Office for Davidson County, Tennessee), and Deed Book 236, Page 450, Register's Office for Wilson County, Tennessee (as corrected by an instrument of correction, of record in Deed Book 240, Page 379, Register's Office for Wilson County, Tennessee). Eva Richardson then conveyed the property to Leonard Smith, Trustee, by deeds of record in Book 7117, Page 804, Register's Office for Davidson County, Tennessee, and Deed Book 402, Page 643, Register's Office for Wilson County, Tennessee. Leonard Smith, Trustee, executed for the benefit of Eva Richardson, deeds of trust of record in Book 7117, Page 809, Register's Office for Davidson County, Tennessee, and Trust Deed Book 550, Page 826, Register's Office for Wilson County, Tennessee; pursuant to foreclosure under these deeds of trust, the property was conveyed to Eva Richardson, by deeds from H. Jere Ford, Trustee, of record in Book 7212, Page 133, Register's Office for Davidson County, Tennessee, and Deed Book 403, Page 945, Register's Office for Wilson County, Tennessee. A portion of the property was conveyed by Eva Richardson by Woodside Park Limited Partnership, by deed of record in Deed Book 444, Page 319, Register's Office for Wilson County, Tennessee, and was then re-conveyed to Eva Richardson by deed from Woodside Park Limited Partnership, of record in Deed Book 448, Page 174, Register's Office for Wilson County, Tennessee. Eva Richardson is now deceased, and under her last will and testament (executed as Eva J. Richardson), of record in Will Book Volume 5006/98 1233, Probate Court Clerk's Office for Davidson County, Tennessee, the property was devised to Frank E. Stratton, Jr.

(Exclusion)

Legal Description: Being a certain tract or parcel of land lying and being in the Twelfth Council District of Metropolitan Nashville/Davidson County, Tennessee, located on Tax Map 076 as a portion of Parcel 20.00 and is a portion of the Eva Richardson property recorded in Book 7212, Page 133, and is more particularly described as follows:

Beginning at a ½ " Rebar (O) {State Plane Coordinates N: 683577.174, E: 1796323.578} in the south line of Latting Road Partners, LLC (200605240060884), this being the northwest corner of the property described herein and the northeast corner of Hidden Hill (4860/043); thence with Latting Road Partners, LLC and a fence N 88°01'29" E a distance of 814.14' to a ½" Rebar (0) at a fence corner, this being the northeast corner of the property described herein and a common corner of Crye (839/543 R.0.W.C.T.) and Hickory Hills (PB 020, Page 673 R.0.W.C.T); thence leaving Latting Road Partners, LLC and with Hickory Hills and a fence for three calls: S 09°07'00' W a distance of 575.96' to a ½" Rebar (0) in the north right-of-way of Leesa Ann Lane; S 09°44'32" W a distance of 365.68' to a ½" Rebar (0); S 08°59'30" W a distance of 271.29' to a ½" Rebar (0) at the intersection of two fences; thence leaving Hickory Hills (200511140136610) and severing the lands of Eva Richardson the following courses and distances:

S 28°31'39" W a distance of 14.70'; S 06°27'00" W a distance of 598.19'; on a curve to the left having an arc length of 107.13' and a radius of 250.00' (chord bearing of S 05°49'34" E, chord length of 106.31'); S 18°27'28" E a distance of 125.88'; S 44°19'44" W a distance of 145.60'; on a curve to the left having an arc length of 303.27' and a radius of 425.00' (chord bearing of S 64°15'42" E, chord length of 296.88'); S 84°42'15" E a distance of 69.53'; S 84°42'15" E a distance of 46.96'; on a curve to the right having an arc length of 43.52' and a radius of 30.00' (chord bearing of S 43°08'44" E, chord length of 39.80'); S 01°47'03" E a distance of 191.36'; S 08°56'24" E a distance of 84.56'; S 01°20'08" W a distance of 132,05'; S 84°42'15" E a distance of 9.27'; S 11°41'52" W a distance of 185.36'; on a curve to the left having an arc length of 65.66' and .a radius of 675.00' (chord bearing of N 81°05'20" W, chord length of 65.63'); S 06°07'28" W a distance of 129.96' to a point, this being the southeast corner of the property described herein; on a curve to the left having an arc length of 4.41' and a radius of 545.00' (chord bearing of N 84°28'21" W, chord length of 4.41'); N 84°42'15" W a distance of 116.59'; on a curve to the right having an arc length of 793.66' and a radius of 1165.00' (chord bearing of N 65° 11'15" W, chord length of 778.40'); N 45°40'16" W a distance of 151.03'; on a curve to the right having an arc length of 417.86' and a radius of 355.00' (chord bearing of N 11°57'03" W, chord length of 394.15'); N 75°31'52" W a distance of 39.33' to a ½ " Rebar (O) in a fence, this being the southwest corner of the property described herein in the east line of Stoner Mill (6900/904); thence with Stoner Mill and the Hidden Hill, respectively, N 06°27'00" E a distance of 2157.41' to the point of beginning containing 54.84 acres, more or less, according to a survey performed by Mid-Tenn Surveying, LLC, Christopher Blake Sexton, RLS 2400, 2159 N. Thompson Lane, Suite B1, Murfreesboro, TN 37129.

Being the same property conveyed to Quality Plus Home, LLC by deed dated July 6, 2007 from Frank E. Stratton, Jr. filed for record on July 6, 2007 in Instrument Number 20070706-0080856, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Grant of Easement Transmission recorded on November 5, 2009 as Instrument No. 20091105-0102477; Easement Deed recorded on January 14, 2014 as Instrument No. 20140114-0003778; Declaration of Easement recorded on July 6, 2007 as Instrument No. 20070706-0080857 and recorded on December 27, 2006 as Instrument No. 20061227-0159081; Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage Water Mains and appurtenance recorded on December 7, 2012 as Instrument No. 20121207-0112825; Agreement for Dedication of Easement recorded on February 18, 1987 as Book 7139, Pages 959 and 962; Easement recorded on November 13, 1973 as Book 4764, Page 328, recorded on April 5, 1988 as Book 7508, Page 888 and recorded on March 1, 1995 as Book 9607, Page 746; Easement for Gas Transmission line of record in Book 444, Page 369; Register's Office for Davidson County, Tennessee. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land; Any inaccuracy in the area, square footage, or acreage of land described herein and Application of Greenbelt Assessment of record in Book 913, Page 2338; Easement for Channel Change of Stoners Creek referenced of record in Book

7117, Page 804; Waterline Easement of record in Book 413, Page 520; Easement for Gas Transmission line of record in Book 9881, Page 749; Easement for Gas Transmission line of record in Book 1376, Page 1472; Declaration of Easement of record in Book 1223, Page 1531 and Book 1259, Page 854, Register's Office for Wilson County, Tennessee.

Buyer has stated he will keep property in Greenbelt and will apply for the same after closing. If this is not completed, buyer will be responsible for any rollback taxes.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 3 Division West Street, Mount Juliet (Wilson County), TN 37122
0 Chandler Road, Hermitage (Davidson County), TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and/or 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.

Witness my hand this 30th day of March, 2017.

Frank E. Stratton Jr. by Frank E. Stratton III,
Attorney in Fact

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Frank E. Stratton III with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Attorney in Fact of Frank E. Stratton Jr. and that he as such Attorney in Fact executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Attorney in Fact.

WITNESS my hand and seal this 30th day of March, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: August 14, 2017

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

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

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

