THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 05/31/17 14:19 4 pgs
Fees:23.00 Taxes:3330.00
20170531-0054083

WARRANTY DEED

Address New Owners	Send Tax Bills To	Map-Parcel Nos.
George E. Mudter, Jr., Trustee 3811 Bedford Avenue Suite 205 Nashville, TN 37215	George E. Mudter, Jr., Trustee 3811 Bedford Avenue Suite 205 Nashville, TN 37215	Tract 1: 160 00 0 009 00 Tract 2: 160 00 0 010 00 Tract 3: 160 00 0 029 00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald L. McCloud, a married man, and Terry McCloud, a single man**, have this day bargained and sold, and do hereby transfer and convey unto **George E. Mudter, Jr., Trustee of the Old Harding Trust under Agreement dated April 6, 2017, with full power to sell, mortgage, encumber, lease, convey, or otherwise alienate without the joinder of any beneficiary**, the Grantee herein, his successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1:
Being a certain tract or parcel of land lying in the 9th (formerly the 14th) Civil District and being a part of the old T. J. Allison tract which has been subdivided among the eight heirs by bill in the Chancery Court of Davidson County, Tennessee, Rule No. 58889 in case of T. J. Allison vs. Alex Allison, et al which is described as follows, to-wit:
Beginning at a point in Harding Road west of a spring, D. F. Archey's northeast corner, and running thence North 18° 15' West 527 feet to a point in Harding Road in the Mill Lot line; thence with said Mill Lot line south 80° West 43 feet to a stake; thence North 10° West 198 feet to a stake; thence North 89° East 90 feet to a stake in the Mill Lot line, Mrs. R. T. Ferguson's southeast corner; thence with a road and turnrow (Mrs. Ferguson's southerly line) North 65° 30' West 1272 feet to a stake in Smith's east line; thence South 3° East 55 feet; thence South 70° West 16 feet to a dead chestnut tree; thence South 70° 30' East 70 feet to a hickory; thence South 2° West 100 feet; thence South 6° West 100 feet; thence South 40 West 81 feet to a beech; thence South 25° West 108 feet; thence South 48° East 70 feet to a beech; thence South 16° West 100 feet; thence South 29° West 150 feet; thence South 43° West 75 feet to an oak; thence South 55° West 100 feet to an oak; thence South 89° West 68 feet to a fence corner; thence South 89° West 231 feet; thence South 47° West 297 feet thence South 25° West 189.75 feet to an iron pin, stake and 4-inch oak in T. J. Allison's line as run July 19, 1944 by order of court on June 17, 1944; thence with T. J. Allison's line South 89° East 1636 feet to an iron pin, D. F. Archey's northwest corner; thence along Archey's line North 79° 30' East 384 feet to the point of beginning, containing 32.25 acres.

TRACT 2:
Lying in the 9th Civil District of said County, being the tract marked 'Mrs. R. T. Ferguson" as shown on the Map of the Allison Lands, of record in Plat Book 3, page 35, of the Chancery Court for said County, and described as follows:
Beginning at a stake in the north line of the Mill Lot, said stake being north of a bridge over South Harpeth River, and being also Madolyn Allison's northeast corner, and running thence with a road and turnrow along Madolyn Alliison's north line, North 65° 30' east 1272 feet to a stake in a fence in Smith's east line at Madolyn Allison's northwest corner; thence along Smith's east line, North 11° West 858 feet to J. D. Hick's corner; thence with Hick's line North 63° 15' East 635.25 feet to a stake; thence south 86 1/2° East 148.5 feet to a stake; thence North 3°

east 396 feet to a point in the center of South Harpeth River; thence with the center of Harpeth River, south 40° East 693 feet; thence continuing with the center of South Harpeth River South 14° East 1452 feet; thence south 80° West 108 feet to the point of beginning, containing 36 acres, more or less.

TRACT 3:
LAND in Davidson County, Tennessee, located on the northerly margin of Tennessee State Highway 100 at the Harpeth River crossing East of Tennessee State Highway 96 and being bounded on the West by Old Harding Pike on the North by Clear Water Beach Resort Land on the East by the Harpeth River and Murray D. King and on the South by Tennessee State Highway 100 and being described according to a survey by Campbell, McRae and Associates Surveying, Inc., (John Hood, TN, R.L.S. #1838) dated December 10, 1999, more particularly as follows:
Beginning at a point in the northerly margin of Tennessee State Highway 100 where it intersects the centerline of the Harpeth River, said point being a corner to Murray D. King (Book 9596, Page 629, Register's Office for Davidson County, Tennessee); thence, with said northerly margin South 33 degrees 22' 30" West 170.25 feet to a point; thence, North 56 degrees 37' 30" West 7.00 feet to a point; thence, South 33 degrees 22' 30" West 53.75 feet to a point; thence, continuing with said northerly margin with a curve to the right with a radius of 2864.79 feet an included angle of 00 degrees 36' 58" a chord bearing and distance of South 33 degrees 41' 14" West 30.80 feet for a length of 30.80 feet to a iron rod (new) in the easterly line of the D. F. Archey Land (Book 1787, Page 389, Register's Office for Davidson County, Tennessee); thence, with said Archey's line North 34 degrees 20' 01" West 106.87 feet to an iron rod (old) in the easterly margin of Old Harding Pike (50' R.O.W); thence, with said easterly margin North 17 degrees 58' 14" West 711.33 feet to an iron rod (new); thence, continuing with said easterly margin with a curve to the right with a radius of 88.00 feet a delta of 31 degrees 22' 17" a chord bearing and distance of North 33 degrees 41' 14' East 30.80 feet for a length of 48.18 feet to an iron rod (new) in the southerly line of Clearwater Beach Resort Land (Book 9911, Page 255, Register's Office for Davidson County, Tennessee); thence, with said Clearwater Beach Resort Land North 80 degrees 24' 27" East 115.66 feet to a point in the center of the Harpeth River in the westerly line of said King; thence, with said King South 10 degrees 39' 51" East 442.20 feet; thence, South 34 degrees 57' 27" East 125.60 feet to a point; thence, South 61 degrees 53' 51" East 181.21 feet to the point of beginning, containing 2.22 acres, more or less.

The said Tracts 1, 2, and 3 being the same property conveyed to Donald L. McCloud, a married man, and Terry McCloud, a single man, by Quitclaim Deed dated May 31, 2017, from Clearwater Beach Resort, Inc., a Tennessee corporation, of record in Instrument No. 20170531-0054081 in the Register's Office for Davidson County, Tennessee.

(Said properties are not the primary residence for Sellers and the spouse of Donald L. McCloud as referenced in the Affidavit of record filed simultaneously herewith in Instrument No.: 20170531-0054082, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is **$900,000.00**.

AFFIANT

Subscribed and sworn to before me this 31st day of May, 2017.

NOTARY PUBLIC

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

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.

Witness our hands this 31st day of May, 2017.

Donald L. McCloud

Donald L. McCloud

Terry McCloud

Terry McCloud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Donald L. McCloud and Terry McCloud**, the within named 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 at Goodlettsville, Tennessee, this the 31st day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

