BILL GARRETT, Davidson County
Trans:T20170056869 DEEDWARRSP
Recvd: 07/03/17 15:03 3 pgs
Fees:18.00 Taxes:1850.00
20170703-0066986

Prepared by and return to:

Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
RSG Fesslers GP 1717 Championship Blvd Franklin, TN 37064	SAME AS NEW OWNER	Map 106-1 Parcel 137.00

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 are hereby acknowledged, **Robert Neeley Claxton, Sue C. Claxton, Richard Burton Claxton, Sandra June Turner Claxton and Jacqueline Claxton** (hereinafter, collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **RSG Fesslers GP** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for the 2017 Taxes and subsequent years, a lien not yet due and payable and sell off to Metropolitan, of record in Book 3935, page 950, said Register's Office.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor.

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

Robert Neeley Claxton

Sue C. Claxton

Richard Burton Claxton
By: Robert Neeley Claxton, as Attorney in Fact

Sandra June Turner Claxton
By Robert Neeley Claxton Attorney in Fact
Sandra June Turner Claxton
By: Robert Neeley Claxton, as Attorney in Fact

Jacqueline Claxton
By Robert Neeley Claxton Attorney in Fact
Jacqueline Claxton
By: Robert Neeley Claxton, as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, of said County, **Robert Neeley Claxton and Sue C. Claxton,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 30th day of June, 2017.

My Commission Expires: ROBERT L. SCRUGGS Notary Public Davidson County, State of Tennessee My Commission Expires March 8, 2021

Robert L Scruggs
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2017, before me personally appeared, **Robert Neeley Claxton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Richard Burton Claxton, Sandra June Turner Claxton and Jacqueline Claxton**, and acknowledged that he executed the same as the free act and deed of **Richard Burton Claxton, Sandra June Turner Claxton and Jacqueline Claxton.**

Witness my hand and official seal this 30th day of June, 2017.

My Commission Expires: ROBERT L. SCRUGGS Notary Public Davidson County, State of Tennessee My Commission Expires March 8, 2021

Robert L Scruggs
Notary Public

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is **$500,000.00**, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 30th day of June.

My Commission Expires: ROBERT L. SCRUGGS Notary Public Davidson County, State of Tennessee My Commission Expires March 8, 2021

Robert L Scruggs
NOTARY PUBLIC

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being the easterly part of Lot No. 8 and the easterly part of the south 10 feet of Lot No. 9 of Mrs. Lena Myers Plan as of record in Book 161, page 4, Register's Office for said.

Said parts of Lots Nos. 8 and 9 adjoin and front together 60.02 feet along the easterly side of Fessler's Lane as widened, and extends back 203.12 feet along the northerly margin of an alley on the south line and 198.02 feet on the north line to an alley in the rear, measuring 60 feet thereon.

Included but Excluded from this legal is the following description:

Land in Davidson County, Tennessee, being part of Lot No. 8 and 10 feet off the South side of Lot No. 9 of Mrs. Myers Plan, in the 15th Civil District of said County, a plan of which is of record in Book 161, page 4, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point where the present Ease margin of Fessler's Lane intersects the North margin of the second alley North of Murfreesboro Pike; thence Easterly along the North margin of said alley 10.88 feet to a point in the new relocated East margin of Fessler's Lane; thence Northerly along the new relocated East margin of Fessler's Lane 21.66 feet to a point of a curve to the left; thence continuing along the curve to the left in the new relocated East margin of Fessler's Lane 38.36 feet to a point; thence Westwardly 11.98 feet to a point in the present East margin of Fessler's Lane; thence Southerly along the present East margin of Fessler's Lane 60 feet to the point of beginning and containing 685 square feet.

Being the same property conveyed to Neeley Philander Claxton and Oleda Claxton, as tenants by the entirety, by deed of record in Book 2013, page 570, RODC. Oleda Claxton died on September 2, 1974, at which time the property was fully vested in Neeley Philander Claxton. Neeley Philander Claxton died on February 23, 1992 at which time the property passed to Robert Neeley Claxton (50%), as evidence by Affidavit of Heirship, of record in Book 8746, page 635, Burton Reed Claxton (25%), as evidenced by Affidavit of Heirship, of record in Book 8746, page 636, Richard Burton Claxton (12.5%), as evidenced by Affidavit of Heirship, of record in Book 8746, page 637, and Bryan Reed Claxton (12.5%), as evidenced by the Affidavit of Heirship of record in Book 8746, page 638, RODC.

Bryan Reed Claxton died on September 27, 2010, at which time his 12.5% ownership share in the property passed to Richard Burton Claxton (6.25%) and Sandra June Turner Claxton (6.25%), as provided in the Order recorded as Instrument No. 20140611-0050823, RODC.

Richard Burton Claxton transferred 2.5% of his 12.5% ownership share in the property to Burton Reed Claxton by Quitclaim Deed of record as Instrument No. 20150409-0031275), RODC.

Robert Neeley Claxton conveyed his 50% ownership in the property to Robert Neeley Claxton and Sue C. Claxton, as tenants by the entirety, by quitclaim deed of record as Instrument No. 20150316-0022289, RODC.

Burton Reed Claxton died on October 5, 2012, at which time his then 33.75% interest in the property passed to Richard Burton Claxton (16.875%) and Jacqueline Claxton (16.875%), as evidenced by the Affidavit of Heirship of record as Instrument No. 20150519-0046098, RODC.