Davidson County DEEDWARR
Recvd: 08/02/17 10:49 5 pgs
Fees:28.00 Taxes:4586.15
20170802-0078537

PROPERTY TAX INFORMATION:

OWNER: Amber Lane Development, LLC
1804 Williamson Court, Suite 107
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

SARAH K. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

SEND TAX BILLS TO: Same

Map & Part of Parcel: 164-00-00-317.00
164-06-O-B-100.00-CO
164-06-O-B-101.00-CO
164-06-O-B-102.00-CO
164-06-O-B-103.00-CO
164-06-O-B-104.00-CO
164-06-O-B-105.00-CO
164-06-O-B-106.00-CO
164-06-O-B-107.00-CO
164-06-O-B-108.00-CO
164-06-O-B-109.00-CO
164-06-O-B-110.00-CO
164-06-O-B-111.00-CO
164-06-O-B-112.00-CO
164-06-O-B-113.00-CO
164-06-O-B-114.00-CO
164-06-O-B-115.00-CO
164-06-O-B-116.00-CO
164-06-O-B-117.00-CO
164-06-O-B-118.00-CO
164-06-O-B-119.00-CO
164-06-O-B-120.00-CO
164-06-O-B-121.00-CO
164-06-O-B-122.00-CO
164-06-O-B-123.00-CO
164-06-O-B-124.00-CO
164-06-O-B-125.00-CO
164-06-O-B-126.00-CO
164-06-O-B-127.00-CO
164-06-O-B-128.00-CO
164-06-O-B-129.00-CO
164-06-O-B-130.00-CO
164-06-O-B-131.00-CO
164-06-O-B-132.00-CO
164-06-O-B-133.00-CO
164-06-O-B-134.00-CO
164-06-O-B-135.00-CO
164-06-O-B-900.00-CO

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the undersigned, **JIMMY E. ALLEN, Trustee of the JIMMY E. ALLEN REVOCABLE TRUST,** has this day bargained and sold and does hereby transfer, and convey unto **AMBER LANE DEVELOPMENT, LLC,** a Tennessee limited liability company, its successors and assigns, forever, that certain tract or parcel of real estate in Davidson County, Tennessee, and more fully described as follows, to-wit:

Being a 15.667 more or less acre tract of land lying in the 33rd Councilmanic District of Davidson County, Tennessee, and being a portion of the Stephen J. Kozy Property of record at Instrument No. 20060131-0011871, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Cheery Land Surveying, R. Scot Cherry, Tennessee R.L.S. No. 1512, dated October 18, 2005, and a site plan by Anderson, Delk, Epps & Associates, Inc. dated August 6, 2007, as follows:

Beginning at a point on the northerly margin of Pinhook Road, said point being the most northeasterly corner of the property conveyed to Townhomes of Bradburn Village Association as evidenced by deed of record at Instrument No. 20060823-103545, Register's Office Davidson County, Tennessee (said property being further identified as Bradburn Village Townhomes, Phase One); thence with the common line of the herein-described tract and said Bradburn Village, Phase One, the following ten calls: North 08 Degrees 22 Minutes 24 Seconds East a distance of 440.89 feet to a Point; thence, North 67 Degrees 01 Minutes 51 Seconds West a distance of 48.24 feet to a Point; thence, North 02 Degrees 06 Minutes 38 Seconds West a distance of 101.61 feet to a Point; thence, North 25 Degrees 45 Minutes 51 Seconds West a distance of 125.73 feet to a Point; thence, North 16 Degrees 12 Minutes 22 Seconds West a distance of 253.91 feet to a Point; thence, North 26 Degrees 21 Minutes 47 Seconds West a distance of 266.60 feet to a Point; thence, North 33 Degrees 03 Minutes 04 Seconds West a distance of 170.52 feet to a Point; thence, North 64 Degrees 28 Minutes 26 Seconds West a distance of 127.15 feet to a Point; thence, North 25 Degrees 31 Minutes 34 Seconds West a distance of 162.73 feet to a Point; thence, North 64 Degrees 18 Minutes 56 Seconds West a distance of 248.60 feet to a Point; thence, with an easterly line of the Stephen J. Kozy Property of record at Instrument No. 20060131-0011871, Register's Office Davidson County, Tennessee, North 25 Degrees 41 minutes 04 Seconds West a distance of 430.28 feet to an iron rod (old); thence, with the southerly line of the Mohamad Reza Shams Property of record at Instrument No. 200400902-0106263, Register's Office Davidson County, Tennessee, North 60 Degrees 39 Minutes 06 Seconds East a distance of 89.36 feet to an iron rod (old); thence, with the southerly line of the Stephen J. Kozy Property of record in Deed Book 11570, page 965, Register's Office Davidson County, Tennessee, North 59 Degrees, 51 Minutes 04 Seconds East a distance of 248.18 feet to an iron rod (old); thence, with the southerly line of the Global Development Inc. Property of record at Instrument No. 20030414-0049117, Register's Office Davidson County, Tennessee, South 80 Degrees 46 Minutes 26 Seconds East a distance of 597.17 feet to a point; thence, with a new line, severing said Kozy Property, the following eighteen calls: South 03 Degrees 27 Minutes 47 Seconds East a distance of 67.03 feet to a Point; thence, South 60 Degrees 14 Minutes 41 Seconds West a distance of 56.68 feet to a Point; thence, South 01 Degrees 12 Minutes 45 Seconds East a distance of 74.36 feet to a Point; thence, South 07 Degrees 08 Minutes 33 Seconds East a distance of 107.53 feet to a Point; thence, South 24 Degrees 00 Minutes 44 Seconds East a distance of 286.35 feet to a Point; thence, South 32 Degrees 02 Minutes 19 Seconds East a distance of 214.42 feet to a Point; thence, South 03 Degrees 20 Minutes 59 Seconds East a distance of 136.63 feet to a Point; thence, South 15 Degrees 29 Minutes 38 Seconds East a distance of 58.37 feet to a Point; thence, South 13 Degrees 48 Minutes 20 Seconds West a distance of 64.44 feet to a Point; thence, South 57 Degrees 05 Minutes 11 Seconds East a distance of 41.20 feet to a Point; thence, North 54 Degrees 29 Minutes 04 Seconds East a distance of 73.75 feet to a Point; thence, North 66 Degrees 42 Minutes 53 Seconds East a distance of 186.03 feet to a Point; thence, North 08 Degrees 33 Minutes 45 Seconds East a distance of 154.88 feet to a Point; thence, North 08 Degrees 05 Minutes 01 Seconds East a distance of 309.55 feet to a Point; thence, North 81 Degrees 54 Minutes 59 Seconds West a distance of 30.00 feet to a Point; thence, North 08 Degrees 05 Minutes 01 Seconds East a distance of 66.04 feet to a Point; thence, North 33 Degrees 07 Minutes 10 Seconds East a distance of 70.89 feet to a Point; thence, South 81 Degrees 54 Minutes 59 Seconds East a distance of 20.00 feet to a Point; thence, with the easterly line of Global Development Inc. Property of record at Instrument No. 20030414-0049117, Register's Office Davidson County, Tennessee, South 08 Degrees 05 Minutes 01 Seconds West a distance of 439.90 feet to an iron rod (old);

thence, continuing, South 08 Degrees 33 Minutes 45 Seconds West a distance of 417.84 feet to an iron rod (old); thence, with the northerly line of the M.B. Kelley et ux Property of record in Deed Book 4846, Page 713, Register's Office Davidson County, Tennessee, South 89 Degrees 52 Minutes 11 Seconds West a distance of 282.04 feet to an iron rod (new); thence, the easterly line of said Kelley Property, South 08 Degrees 22 Minutes 24 Seconds West a distance of 609.59 feet to an iron rod (old) found in the northerly margin of Pinhook Road; thence, with said margin of Pinhook Road, North 81 Degrees 58 Minutes 15 Seconds West a distance of 50.00 feet to the point of beginning, containing 15.667 acres or 682,469 square feet, more or less.

A portion of the above described property is also known as:

Land in Davidson County, Tennessee, being Unit Nos. 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, and 92 and any and all Open Space, Common Area, roads and parking areas on the Plan of The Townhomes of Bradburn Village, Phase Three, as shown on Exhibit A of the Supplementary Declaration to Amended Restated Declaration of Covenants, Conditions and Restrictions, of record in Instrument NO. 20121109-0103798, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Included in the above property description but expressly excluded therefrom is the following described property:

Land in Davidson County, Tennessee, being Until Nos. 93, 94, 95, 96, 97, 98, and 99 of the Plan of The Townhomes of Bradburn Village, Phase Three, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20121109-0103798, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to JIMMY E. ALLEN, Trustee of the JIMMY E. ALLEN REVOCABLE TRUST by Quitclaim Deed from Craighead Springs, LLC, a Tennessee limited liability company of record in Instrument No. 20100915-0073306 recorded at the Office of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the same is unencumbered.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND this 28 day of July, 2017.

Jimmy E. Allen Revocable Trust

By: Jimmy E. Allen, Trustee

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JIMMY E. ALLEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the JIMMY E. ALLEN REVOCABLE TRUST, the within bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee of the JIMMY E. ALLEN REVOCABLE TRUST.

Witness my hand, at office, this 28 day of JULY, 2017.

NOTARY PUBLIC

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD

My commission expires: 03/13/19

**AFFIDAVIT OF VALUE**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,239,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 28 day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 03/13/19

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD

## CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020