BILL GARRETT, Davidson County
Trans:T20170076877 DEEDWARR
Recvd: 09/01/17 12:02 5 pgs
Fees:28.00 Taxes:3052.50
20170901-0090165

This instrument prepared by:
Martha Brooke Perry
Balthrop, Perry, Noe, & Newcomb
An Association of Attorneys
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

L. Rebecca Hamilton, Trustee of the Lela Fry Hamilton Family Trust

TO: Richard A. Machen, Jr. and Paul Odum
3087 Brandau Rd
Hermitage TN
37076

MAP: 4

PARCELS: 13 & 21 (Davidson County)

MAP: 138
PARCEL: 86 (Robertson County)

SEND TAX BILLS TO:

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, L. Rebecca Hamilton, Trustee of the Lela Fry Hamilton Trust (aka the Lela Fry Hamilton Family Trust), Grantor herein, have bargained and sold and by these presents do convey unto Richard A. Machen, Jr. and Paul Ralph Odum, Grantees herein, their heirs, successors, and assigns, the following described real property:

Tract 1
(Davidson County)

Beginning at an iron pin (old), in the easterly margin of Sycamore Creek Road, the northwest corner of a tract of land which belongs to Kimberly L. Newcomb, having a deed reference in Instrument No. 20031104-161374 RODCT, the southwest corner of this tract, and continuing with the easterly margin of Sycamore Creek Road, as follows:
N 02°15'16" W, 107.70 feet to an iron pin (new);
thence with a curve to the right, having a radius of 120.12 feet, an arc distance of 118.11 feet, and a chord bearing of N 25°54'54" E, 113.41 feet to an iron pin (new);
thence, N 54°05'04" E, 81.58 feet to an iron pin (new);
thence with a curve to the left, having a radius of 175.00 feet, an arc distance of 31.91 feet, and a chord bearing of N 48°51'40" E, 31.86 feet to an iron pin (new);
thence, N 43°38'16" E, 114.89 feet to an iron pin (new);
thence with a curve to the right, having a radius of 125.00 feet, an arc distance of 10.16 feet, and a chord bearing of N 45°57'59" E, 10.16 feet to an iron pin (new);
thence, N 48°17'41" E, 253.97 feet to an iron pin (new);
thence with a curve to the left, having a radius of 537.57 feet, an arc distance of 169.59 feet, and a chord bearing of N 39°15'25" E, 168.89 feet to an iron pin (new);
thence, N 30°13'09" E, 84.42 feet to an iron pin (new);
thence with a curve to the left, having a radius of 230.47 feet, an arc distance of 301.45 feet, and a chord bearing of N 07°15'06" W, 280.42 feet to an iron pin (new);
thence, N 44°43'22" W, 825.81 feet to an iron pin (new), at the intersection of the easterly margin of Sycamore Creek Road and the southerly margin of Huffman Road;

thence with the southerly margin of Huffman Road, as follows:
N 45°48'47" E, 69.83 feet to an iron pin (new);
thence with a curve to the right, having a radius of 210.32 feet, an arc distance of 176.40 feet, and a chord bearing of N 69°50'25" E, 171.27 feet to an iron pin (new);
thence, S 86°07'57" E, 196.66 feet to an iron pin (new);
thence with a curve to the right, having a radius of 318.09 feet, an arc distance of 147.65 feet, and a chord bearing of S 72°50'05" E, 146.33 feet to an iron pin (new);
thence, S 59°32'12" E, 86.24 feet to an iron pin (new);
thence with a curve to the left, having a radius of 524.98 feet, an arc distance of 112.34 feet, and a chord bearing of S 65°40'02" E, 112.13 feet to an iron pin (new);
thence, S 71°47'51" E, 197.56 feet to an iron pin (new);
thence with a curve to the right, having a radius of 291.63 feet, an arc distance of 171.64 feet, and a chord bearing of S 54°56'11" E, 169.18 feet to an iron pin (new);
thence, S 38°04'31" E, 278.57 feet to an iron pin (new);
thence, S 68°03'41" E, 100.00 feet to an iron pin (new);
thence, N 46°24'23" E, 99.46 feet to an iron pin (new), in the easterly margin of Huffman Road, the southwest corner of a tract of land which belongs to Tonya Dennis Cochran, having a deed reference in Deed Book 7404, Page 374, RODCT, and Record Book 533, Page 818, RORCT;
thence with the southerly boundary of said tract of land which belongs to Tonya Dennis Cochran, as follows: S 50°04'47" E, 403.51 feet to an iron pin (old);thence, S 78°25'39" E, 194.03 feet to a point in the center of the South Fork Sycamore Creek, in the southerly boundary of said tract of land which belongs to Tonya Dennis Cochran, marked by a witness pin (new) on the westerly bank of said creek; thence generally with the center of the South Fork Sycamore Creek, and a new line, as follows: S 36°44'27" E, 158.12 feet; thence, S 32°10'49" E, 421.79 feet; thence, S 38°17'46" E, 70.43 feet; thence, S 40°20'37" E, 133.14 feet; thence, S 40°32'15" E, 108.47 feet; thence, S 40°06'03" E, 150.15 feet; thence, S 17°40'58" E, 45.53 feet; thence, S 17°40'55" W, 88.91 feet; thence, S 66°01'07" W, 121.50 feet; thence, S 21°57'35" W, 63.23 feet; thence, S 17°10'29" E, 156.95 feet; thence, S 29°56'15" E, 97.04 feet; thence, S 27°13'33" E, 120.45 feet; thence, S 25°43'46" E, 124.22 feet; thence, S 23°11'39" E, 107.62 feet; thence, S 13°43'03" E, 40.38 feet; thence, S 39°59'31" E, 130.03 feet; thence, S 46°50'03" E, 139.94 feet;
thence, S 51°40'00" E, 159.94 feet; thence, S 54°03'36" E, 90.33 feet; thence, S 41°26'36" E, 107.74 feet; thence, S 32°06'51" E, 162.68 feet; thence, S 71°52'33" E, 44.90 feet;
thence, S 74°18'07" E, 159.64 feet; thence, S 68°37'57" E, 114.78 feet; thence, S 81°24'50" E, 53.61 feet to a point in the center of the South Fork Sycamore Creek, the southwest corner of a tract of land which belongs to Phillip E. Doss, having a deed reference in Record Book 647, Page 94, RORCT, the northwest corner of a tract of land which belongs to James A. Pritchett, having a deed reference in Instrument No. 20040623-74279, RODCT, marked by a witness pin (new) on the northerly bank of said creek; thence, S 12°02'55" W, passing a common corner of said tract of land which belongs to James A. Pritchett, and a tract of land which belongs to Sandra Baxter, having a deed reference in Deed Book 8895, Page 532, RODCT, and continuing in all 420.02 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Sandra Baxter, the northeast corner of a tract of land which belongs to Fred Baxter, having a deed reference in Deed Book 8889, Page 155, RODCT; thence, N 76°44'58" W, passing a common corner of said tract of land which belongs to Fred Baxter, and a second tract of land which belongs to Fred Baxter, having a deed reference in Instrument No. 20021010-124079, RODCT, and continuing in all 1120.44 feet to a nail (old), the northwest corner of said second mentioned tract of land which belongs to Fred Baxter, in the easterly boundary of a tract of land which belongs to William N. Edgin, having a deed reference in Deed Book 4454, Page 334, RODCT;
thence with the boundary of said tract of land which belongs to William N. Edgin, as follows:
N 14°57'47" E, 257.47 feet to a fence post (old); thence, N 60°04'57" W, 1163.73 feet to an iron pin (old), the northwest corner of said tract of land which belongs to William N. Edgin, the northeast corner of a tract of land which belongs to Dale S. Newcomb, having a deed reference in Instrument No. 20030717-100510, RODCT; thence with the northerly boundary of said tract of land which belongs to Dale S. Newcomb, as follows:
N 61°07'19" W, 501.18 feet to an axle (old); thence, N 60°52'16" W, 579.92 feet to an iron pin (old); thence, N 60°45'39" W, 51.10 feet to an iron pin (old), the northwest corner of said tract of land which belongs to Dale S. Newcomb, the northeast corner of said tract of land which belongs to Kimberly L. Newcomb; thence, N 60°50'06" W, 391.78 feet to the point of beginning, containing **107.03 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a,

Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated January 3, 2005.

Tract 2
(Robertson County)
Revised February 20, 2014

Beginning at an iron pin (old), in the southerly boundary of a tract of land which belongs to Lee B. Raines, having a deed reference in Deed Book 313, Page 500, RORCT, the northwest corner of a tract of land which belongs to Phillip E. Doss, having a deed reference in Record Book 647, Page 94, RORCT, and continuing, as follows:
S 12°56'26" W, 1795.28 feet to a point in the center of the South Fork Sycamore Creek, the southwest corner of said tract of land which belongs to Phillip E. Doss, the northwest corner of a tract of land which belongs to James A. Pritchett, having a deed reference in Instrument No. 20040623-74279, RODCT, marked by a witness pin (new) on the northerly bank of said creek;
thence generally with the center of the South Fork Sycamore Creek, and a new line, as follows:
N 81°24'50" W, 53.61 feet;
thence, N 68°37'57" W, 114.78 feet;
thence, N 74°18'07" W, 159.64 feet;
thence, N 71°52'33" W, 44.90 feet;
thence, N 32°06'51" W, 162.68 feet;
thence, N 41°26'36" W, 107.74 feet;
thence, N 54°03'36" W, 90.33 feet;
thence, N 51°40'00" W, 159.94 feet;
thence, N 46°50'03" W, 139.94 feet;
thence, N 39°59'31" W, 130.03 feet;
thence, N 13°43'03" W, 40.38 feet;
thence, N 23°11'39" W, 107.62 feet;
thence, N 25°43'46" W, 124.22 feet;
thence, N 27°13'33" W, 120.45 feet;
thence, N 29°56'15" W, 97.04 feet;
thence, N 17°10'29" W, 156.95 feet;
thence, N 21°57'35" E, 63.23 feet;
thence, N 66°01'07" E, 121.50 feet;
thence, N 17°40'55" E, 88.91 feet;
thence, N 17°40'58" W, 45.53 feet;
thence, N 40°06'03" W, 150.15 feet;
thence, N 40°32'15" W, 108.47 feet;
thence, N 40°20'37" W, 133.14 feet;
thence, N 38°17'46" W, 70.43 feet;
thence, N 32°10'49" W, 421.79 feet;
thence, N 36°44'27" W, 158.12 feet to a point in the center of the South Fork Sycamore Creek, in the southerly boundary of a tract of land which belongs to Tonya Dennis Cochran, having a deed reference in Deed Book 7404, Page 374, RODCT, and Record Book 533, Page 818, RORCT, marked by a witness pin (new) on the easterly bank of said creek;
thence, S 78°25'39" E, 571.97 feet to an iron pin (new), in the westerly margin of Huffman Road, the southeast corner of said tract of land which belongs to Tonya Dennis Cochran;
thence with the southerly margin of Huffman Road, as follows:
S 41°35'53" E, 119.77 feet to an iron pin (new);
thence with a curve to the left, having a radius of 341.49 feet, an arc distance of 143.24 feet, and a chord bearing of S 53°36'53" E, 142.19 feet to an iron pin (new);
thence, S 65°37'53" E, 138.08 feet to an iron pin (new);
thence with a curve to the right, having a radius of 719.29 feet, an arc distance of 24.25 feet, and a chord bearing of S 64°39'56" E, 24.25 feet to an iron pin (new), in the southerly margin of Huffman Road, a corner of a tract of land which belongs to Bobby F. Campbell, having a deed reference in Record Book 1534, Page 495, RORCT;
thence with the boundary of said tract of land which belongs to Bobby F. Campbell, as follows:
S 10°50'58" W, 106.40 feet to an iron rod (old);
thence, S 84°46'27" E, 897.32 feet to a pipe (old), a common corner of said tract of land which

belongs to Bobby F. Campbell, and said tract of land which belongs to Lee B. Raines; thence, S 79°28'28" E, 253.20 feet, to the point of beginning, containing **51.02 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated January 3, 2005, revised February 20, 2014.

The above described tract of land is subject to a gas pipeline easement, as shown on the plat this survey.

Tract 3
(Davidson and Robertson County)

Beginning at an iron pin (new), in the easterly margin of Huffman Road, a corner of a tract of land which belongs to Joel Hemphill, having a deed reference in Record Book 677, Page 680, RORCT, and continuing with the boundary of said tract of land which belongs to Joel Hemphill, as follows: S 57°38'08" E, 215.64 feet to a point in the creek; thence, S 48°19'32" E, 69.86 feet to a point in the creek, in the northerly margin of Huffman Road, a corner of said tract of land which belongs to Joel Hemphill; thence with the margin of Huffman Road, as follows: S 63°58'20" W, 16.65 feet to an iron pin (new); thence with a curve to the right, having a radius of 75.00 feet, an arc distance of 30.51 feet, and a chord bearing of S 75°37'35" W, 30.30 feet to an iron pin (new); thence, S 02°43'11" E, 9.00 feet to an iron pin (new); thence with a curve to the right, having a radius of 84.00 feet, an arc distance of 80.11 feet, and a chord bearing of N 65°23'51" W, 77.11 feet to an iron pin (new); thence, N 38°04'31" W, 195.12 feet to the point of beginning, containing **0.26 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated January 3, 2005.

The above described tract of land is subject to a permanent drainage easement of record in Deed Book 6845, Page 280, RODCT, and shown on the plat, this survey.

The above described Tracts 1 & 3 may be found on Tax Map 4, Parcel's 13 & 21, in the Tax Assessor's Office for Davidson County, Tennessee, and Tract 2 may be found on Tax Map 138, Parcel 86, in the Tax Assessor's Office for Robertson County, Tennessee.

BEING the same property conveyed to the Grantor by deed of record at Instrument No. 20010419-0038632, Register's Office of Davidson County, Tennessee and or record at Record Book 993, page 864, Register's Office of Robertson County, Tennessee.

This is unimproved property lying on Sycamore Creek Road and Huffman Road, Joelton, TN, and this is the same description as the prior deed of record.

This conveyance is subject to a lien for the 2017 Davidson County and Robertson County property taxes, which have been prorated between the parties and payment of which is assumed by the Grantee. This conveyance is also subject to all matters shown on the Plan of record in Plat Book 26, Page 75, Register's Office for Robertson County, Tennessee; all matters shown on the Plan of record as Instrument No. 20161116-00120605, Register's Office for Davidson County, Tennessee; a Permanent Drainage Easement of record in Book 9301, Page 364, Register's Office for Davidson County, Tennessee; a Right-of-Way Easement of record in Deed Book 94, page 100, Register's Office for Davidson County, Tennessee; a Right of Way Agreement to Tennessee Gas Transmission Company of record in Book 1713, Page 571, Register's Office for Davidson County, Tennessee; a Damage Release of record in Book 1713, Page 559, said Register's Office; a right of way and easement granted to Hope Natural Gas Company of record in Book 1181, Page 582, Register's Office for Robertson County, Tennessee; a right of way and easement granted to Tennessee Gas Transmission Company of record in Minute Book 39, Page 345, and in Minute Book 101, Page 286, Circuit Court Clerk's Office for Davidson County, Tennessee; an Easement(s) of record in Deed Book 259, page 53, Register's Office for Davidson County, Tennessee; an Easement for the flow of the water of South Fork Sycamore Creek and North Fork Sycamore Creek and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the water of South Fork Sycamore Creek and North Fork Sycamore Creek, free from diminution or pollution; and all other matters of record.

The Lela Fry Hamilton Trust is one and the same entity as the Lela Fry Hamilton Family Trust.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors, and assigns forever. The Grantor does covenant with the Grantees that the trustee is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the property is unencumbered except as shown of record. The Grantor does further covenant and bind the trust and its successors and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors, and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 29th day of August 2017.

L. Rebecca Hamilton, Trustee

L. Rebecca Hamilton, Trustee of the
Lela Fry Hamilton Trust (aka the Lela Fry Hamilton Family Trust)

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, L. Rebecca Hamilton, Trustee of the Lela Fry Hamilton Trust aka the Lela Fry Hamilton Family Trust, the within named bargainor, with whom I am personally acquainted (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 our hands, at office this the 29th day of August, 2017.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration for this transfer is $ 825,000.00.

x
Affiant

SWORN TO AND SUBSCRIBED before me
this the 31st day of August, 2017.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 7/17/21