Bill Garrett Davidson County
Batch# 6547 DEEDWARRSP
10/02/2017 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20171002-0100778

16-12-011

MAP & PARCEL
181-00-0-016.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of September, 2017.

My Commission Expires: 7/02/18

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO: WEISS & WEISS, ATTORNEYS AT LAW
1900 CHURCH STREET, SUITE 301, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
HOLT CROSSING, LLC,
c/o GP LUXURY, LLC
PO BOX 2966
BRENTWOOD, TN 37024

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Jeffrey P. Johnson, Lori J. Kelley, and Buford W. Carter, Clinton Wayne Carter and Lindsey Nicole Carter, as sole heirs-at-law of Stacy J. Carter, deceased**, hereinafter called the **"Grantors"**, do hereby quitclaim and convey all of our right, title and interest unto **Holt Crossing, LLC, a Tennessee limited liability company**, hereinafter called the **"Grantee"**, its successors and assigns, the following described real property located in Davidson County, Tennessee, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, if any, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property"):

LAND in Davidson County, Tennessee being Lot No. 1 on the Final Plat Dollar General - Lenox Creekside Drive, of record in Instrument No. 20130227-0019608, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to STACY J. CARTER, JEFFREY P. JOHNSON AND, LORI J. KELLEY, by Deed from PAUL E. JOHNSON, UNMARRIED, of record in Instrument No. 20040604-0066353, and corrected in Instrument No. 20040630-0078061, Register's Office for Davidson County, Tennessee. THE said STACY J. CARTER died intestate on December 22, 2015, and her interest having vested in BUFORD W. CARTER, CLINTON WAYNE CARTER, AND LINDSEY NICOLE CARTER, AS HEIRS AT LAW OF STACY J. CARTER, DECEASED.

Subject property being unimproved.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

Thence leaving the margin of Nolensville Pike, N 59°19'40" E, a distance of 144.96 feet to an ½" iron rod found leaning with no cap;
Thence N 27°21'28" W, a distance of 63.07 feet to an 5/8" iron rod found leaning with no cap
Thence N 59°41'14" E, a distance of 243.52 feet to a 1" diameter pipe found at the common property of Sugar Valley Homeowners Association, INC, of record in Instrument Number 20130523-0052431 and O.I.C. Lenox Creekside of record in Instrument Number 20060306-0025686, at the Register's Office for Davidson County, Tennessee;
Thence with the westerly line of O.I.C. Lenox Creekside, S 29°02'45" E, a distance of 530.26 feet to a 6" Cedar corner marked at the northeast corner of Lot number 2 on the Final Plat, Dollar General Lenox Creekside Drive being owned by LSS Family Investment Company, LLC, as recorded in Instrument Number 20130826-0089755 at the Register's Office for Davidson County, Tennessee;
Thence with the northerly line of Lot Number 2, S 60°57'41" W, a distance of 390.37 feet to an ½" iron rod found with an Anderson Delk cap; on the westerly margin of Nolensville Pike;
Thence with the margin of Nolensville Pike, N 29°01'39" W, a distance of 457.68 feet to the point of beginning, having an area of 196005.528 square feet, 4.500 of land more or less.

Being a portion of the same property conveyed to Stacy J. Carter, Jeffrey P. Johnson, & Lori J. Kelley, as tenants in common by deed from Paul E. Johnson, of record in Instrument Number 20040604-0066353 and re-recorded in Instrument Number 20040630-0078061 of record at the Register's Office for Davidson County, Tennessee, the said Stacy J. Cater having since died intestate leaving her husband, Buford W. Carter, and her children Clinton Wayne Carter and Lindsey Nicole Carter, as her sole heirs-at-law.

Subject property being unimproved.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 29th Day of September, 2017.

JEFFREY P. JOHNSON

LORI J. KELLEY

BUFORD W. CARTER

CLINTON WAYNE CARTER

LINDSEY NICOLE CARTER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFREY P. JOHNSON, LORI J. KELLEY, BUFORD W. CARTER, CLINTON WAYNE CARTER and LINDSEY NICOLE CARTER,** the bargainor(s), 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 Nashville, Tennessee, this 29th. Day of September, 2017.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

