THIS INSTRUMENT PREPARED BY:
Mary Margo Turner, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Bill Garrett Davidson County
Batch# 49323 DEEDWARR
01/19/2018 02:18:22 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00
20180119-0005940

SUBSCRIBED AND SWORN to before me this 18th day of January, 2018.

Notary Public
My Commission Expires: 11/15/18

SHELBY MATHEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Manas Groups, LLC 1308 Murfreesboro Rd. Franklin, TN 37064	Same	Map/Parcel 09500004300

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Million Four Hundred Thousand and No/100 Dollars ($1,400,000.00), and other good and valuable consideration, receipt of which is hereby acknowledged, James H. Hudson and Virginia Sue Hudson, Trustees of the Hudson Family Revocable Living Trust dated October 21, 2014 (collectively, the "Grantor"), have this day bargained and sold, and does hereby transfer and convey unto Manas Groups, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Beginning at an iron rod in the southerly right of way of Elm Hill Pike, said point being in the northwest corner of the herein described tract and the northeast corner of the U.S. Postal Service property as described in Deed Book 5944, Page 704RODC;

Thence, with said right of way, being a curve to the right, having a delta angle of 23 degrees 36 minutes 31 seconds, a radius of 914.93 feet, and arc length of 376.995 feet, a chord bearing of south 58 degrees 47 minutes 19 seconds east and a chord length of 374.333 feet to an iron rod at the northwest corner of the Thomas Nelson property as described in Deed Book 4926, Page 616 RODC;

Thence, leaving said right of way, with Nelson south 42 degrees 41 minutes 06 seconds West, 7.20 feet to an iron rod; Thence, with a curve to the left, having a delta angle of 39 degrees 29 minutes 04 seconds, a radius of 150.00 feet, an arc length of 103.37 feet a chord bearing south 25 degrees 36 minutes 46 seconds west and a chord length of 101.343 feet to an iron rod;

Thence, south 05 degrees 52 minutes 14 seconds West, 93.00 feet to an iron rod at the northeast corner of the Park N Fly property as described in Deed Book 20170216-0015924 RODC;

Thence, with Park N Fly, south 86 degrees 52 minutes 33 seconds West, 287.36 feet to an iron rod;

Thence, south 03 degrees 34 minutes 08 seconds West, 28.92 feet to an iron rod;

Thence, south 86 degrees 35 minutes 02 seconds West, 20.14 feet to an iron rod in the east line of the U.S. Postal Service;

Thence, USPS, north 06 degrees 14 minutes 19 seconds East, 431.44 feet to the point of beginning and containing 99,573 square feet or 2.286 acres and according to the survey of Delle Land Surveying, Steven D. Delle, TN RLS No. 1710, dated January 8, 2018.

LESS AND EXCEPT any property of said property lying south or east of said boundary line in the Agreement to Locate Common Boundary of record in Book 8578, page 971, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James H. Hudson and Virginia Sue Hudson, Trustees, Hudson Family Revocable Living Trust dated October 21, 2014 by Quitclaim Deed of record in Instrument No. 201410280099138, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 18th day of January, 2018.

GRANTOR:

HUDSON FAMILY REVOCABLE LIVING TRUST
DATED OCTOBER 21, 2014

James H. Hudson, Trustee

Virginia Sue Hudson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, James H. Hudson, Trustee of the Hudson Family Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he as Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 18th day of January, 2018.

Notary Public
My commission expires: 11/[illegible]/18

SHELBY MATHEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Virginia Sue Hudson, Trustee of the Hudson Family Revocable LivingTrust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she as Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 18th day of January, 2018.

Notary Public
My commission expires: 11/[illegible]/18

SHELBY MATHEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY