Bill Garrett Davidson County
Batch# 61312 DEEDWARRSP
02/22/2018 09:22:30 AM 6 pgs
Fees: $33.00 Taxes: $1,424.50
20180222-0016741

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

*Affiant*

Subscribed and sworn to me on February 21, 2018.

NOTARY PUBLIC

My commission expires: 10-21-2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry, Attorney
ORTALE KELLEY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31389

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Clayton Properties, Inc.<br>393 Maple Street, # 100<br>Gallatin, TN 37066 | NEW OWNER | 174-00-0-006.00 (PART OF) |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Green Trails, LLC, a Tennessee limited liability company, "GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **Clayton Properties, Inc., a Tennessee corporation, "GRANTEES"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The conveyance of the above described parcel of land is subject to the following:

**SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF**

This property is also known as unimproved property located in Antioch, Davidson County, TN

**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 representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**[SIGNATURES COMMENCE ON PAGE 3]**

**WITNESS** our hands on February 21st, 2018.

**Green Trails, LLC, a Tennessee limited liability company**

**BY:** _____
**Rick Deckbar, Chief Manager**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Rick Deckbar with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Green Trails, LLC, a Tennessee limited liability company , and that he, as such officer, being duly authorized to do so, executed the foregoing document for the purposes contained therein, by signing his name as such officer acting on behalf of Green Trails, LLC, a Tennessee limited liability company.

Witness my hand and official seal on February 21st, 2018.

_____
NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9.13.2021

## EXHIBIT "A"

**Property Description**

Land in Davidson County, Tennessee, being Lot Nos. 1, 17, 24, 25, 26, 27, and 28, as shown on the Final Plat of Kingsport Phase 1, of record in 20171117-0118044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, from Regent Land, LLC, a Tennessee limited liability company, by Warranty Deed recorded on August 19, 2014 in Instrument No. 20140819-0075078, Register's Office for Davidson County, Tennessee.

## EXHIBIT "B"

### Permitted Exceptions

1. Davidson County Property Taxes for the year 2018, and subsequent years, real property taxes, a lien, now due and payable but not yet delinquent.
2. All matters shown on the Plan of record in Instrument No. 20171117-0118044, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20171120-0119160, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. HOA Charter of record in Instrument No. 20171120-0119159, in the Register's Office for Davidson County, Tennessee.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080130-0009570, in the Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150323-0024588, in the Register's Office for Davidson County, Tennessee.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

## TRUE COPY CERTIFICATION

I, KAY B. HOUSCH, 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.

Kay B. Housch

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Personally appeared before me, MARJORIE A. HAINES, a notary public for this county and state, KAY B. HOUSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/21/2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018