RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-42757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

Subscribed and sworn to before me this 15th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 2/21/22
(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
BNA Development LLC 2000 Mallory Lane #130-175 Franklin, TN 37067	BNA Development LLC 2000 Mallory Lane #130-175 Franklin, TN 37067	160-08-0-048.00 160-00-0-123.00 160-08-0-A01.00 PART OF 160-08-0-046.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Michael Yates and wife Sharon K. Yates, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BNA Development LLC, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

See Exhibit "A"

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (x) unimproved ( ) improved property, known as: See legal attached

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 15th day of March, 2018.

Michael Yates

Sharon K. Yates

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael Yates, Sharon K. Yates with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of March, 2018.

Notary Public

My Commission Expires: 1/6/2020

Bill Garrett Davidson County
Batch# 70199 DEEDWARR
03/16/2018 12:18:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
-0025083

Property Description.

Being A tract of land located in the 26th council district of Nashville, Davidson County, Tennessee, a portion of lot number 15 and part of the reserved parcel on the Plan of Broadwell Acres, Plat Book 2663, Page 118, all of Reserved parcel "A" and Reserved 743 Sq. Ft. parcel on the plan of Maxwell Crossing of record in Plat Book 6250, Page 390, in the Register's Office of Davidson County, Tennessee, & Parcel 48 on Tax Map 160 and being more particularly described as follows;

Commencing at the intersection of Broadwell Drive and Trousdale Drive, Thence in a southerly direction 233.8+/- feet to an iron rod set on the Westerly margin of Trousdale Drive, on the Easterly line of Lot number 15, Broadwell Acres, Plat Book 2663, Page 118, in the Register's Office of Davidson County, Tennessee, also being the proposed corner of lot 1 & 2 of a future plat, "not of record at this time", and being the point of beginning of herein described land;

With Trousdale Drive for the next 6 calls;

1. Thence, S 14°54'09" E, a distance of 2.80 feet to a concrete monument found;
2. Thence with a curve turning to the left, passing a concrete monument found at an arc length of 99.99 feet, for a total arc length distance of 127.30 feet, with a radius of 476.70 feet, with a chord bearing of S 22°33'09" E, with a chord length of 126.92 feet to an concrete monument found;
3. Thence S 30°12'09" E, a distance of 216.30 feet to an iron rod set at the end of the unimproved existing right of way;
4. Thence, N 06°40'42" E, a distance of 99.97 feet to an iron rod set on the easterly margin of Trousdale Drive (unimproved);
5. Thence, N 30°12'09" W, a distance of 136.33 feet to a concrete monument found;
6. Thence with a curve turning to the right passing a concrete monument found at an arc length of 41.27 feet, for a total arc length distance with an arc length of 111.27 feet, with a radius of 416.70 feet, with a chord bearing of N 22°33'09" W, with a chord length of 110.94 feet to an iron rod set at the southwest property corner of Michael B. Bligh & Linda F. Bligh as recorded in Instrument Number 20001018-0103310, in the Register's Office of Davidson County, Tennessee;

Thence leaving said margin, N 79°19'05" E, a distance of 145.48 feet to a concrete monument found at the southwest property corner of Jerry M. Roberts, of recorded in Instrument Number 20011219-0139946, in the Register's Office of Davidson County, Tennessee;

Thence, S 76°55'32" E, passing an iron rod found leaning at 204.90 feet, passing an iron rod found at 351.90 feet, and an concrete monument found at 376.75 feet for a total distance of 412.11 feet to a point to the northerly line of Epworth Subdivision of record in Plat Book 5200, Page 745, in the Register's Office of Davidson County, Tennessee;

With the line of Epworth Subdivision for the next 9 calls;

1. Thence, S 46°24'04" W, a distance of 85.31 feet to a point;
2. Thence, S 46°15'35" W, a distance of 59.14 feet to a point;
3. Thence, S 52°15'37" W, a distance of 69.78 feet to a point;

4. Thence, S 39°18'27" W, a distance of 98.78 feet to a point;
5. Thence, S 32°27'05" W, a distance of 67.12 feet to a point;
6. Thence, S 27°34'48" W, a distance of 58.78 feet to a point;
7. Thence, S 48°39'34" W, a distance of 27.46 feet to a point;
8. Thence, S 75°31'00" W, a distance of 33.68 feet to a point;
9. Thence, N 67°46'51" W, a distance of 32.30 feet to a point at the Northeast property corner of Lyman H. Hines & Patricia H. Hines, of recorded in Instrument Number 20150513-0043676, in the Register's Office of Davidson County, Tennessee;

Thence With Hines northerly line, N 88°44'30" W, a distance of 82.00 feet to a point at the northeast property corner of Joshua M. Devier & Kathryn E. Devier, of recorded in Instrument Number 20160509-0045588, in the Register's Office of Davidson County, Tennessee;

Thence with Deiver northerly line, N 86°17'12" W, a distance of 4.42 feet to a point; Thence continuing with Deiver line, N 86°17'31" W, a distance of 153.25 feet to a point at the south east property corner of Alisa K. Steward & Thomas W. Steward, of recorded in Instrument Number 220060110-0003665, in the Register's Office of Davidson County, Tennessee;

Thence with Steward line, N 11°17'10" W, a distance of 253.51 feet to an iron rod found;

Thence continuing with Steward line, N 83°16'17" W, a distance of 56.74 feet an 1" iron pipe found at the southeast property corner of William W. Claypool & Rose P. Claypool of record in Deed Book 8234, Page 958, in the Register's Office of Davidson County, Tennessee;

Thence with Claypool line, N 14°53'48" W, a distance of 95.42 feet to an iron rod set on the southerly line of proposed lot 1;

Thence with said line, N 75°05'51" E, a distance of 140.06 feet to the point of beginning, having an area of 185,651.199 square feet, 4.262 acres of land more or less; This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on March 14, 2018 and is based on survey work conducted by Dale and Associates in August of 2017 and updated on March 13, 2018.

Being the same property (parcels 10 on tax map 160-08 A & parcel 123 on tax map 160) conveyed to Michael Yates and wife Sharon Yates by Warranty deed from Dixon L. Northcutt and Wife Isabella E. Northcutt, dated May 14, 2008 and recorded in Instrument number 20080516-005086, in the Register's Office of Davidson County, Tennessee, and also the same property (parcels 48 on tax map 160-8) conveyed to Michael Yates and wife Sharon Yates by Warranty deed from George Wood and wife Imelda Wood, dated October 16, 2000 and recorded in Instrument number 20001017-0103101, in the Register's Office of Davidson County, Tennessee, also being the southerly portion of property (parcels 46 on tax map 160-8) conveyed to Sharon Yates, married, her heirs and assigns by Quitclaim deed from Michael Yates and wife Sharon Yates, dated December 30, 1999 and recorded in Instrument number 19991230-0309140, in the Register's Office of Davidson County, Tennessee

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

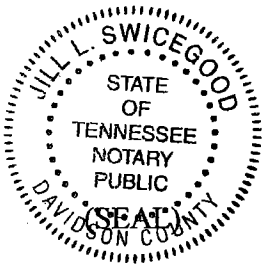
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018

900