(1) Return to: BRI[illegible] TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, Noe, & Newcomb
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Bill Garrett Davidson County
Batch# 79903 **DEEDWARR**
04/12/2018 08:31:01 AM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20180412-0034286

Big Dog Properties, Inc.

TO: MaxCountry Properties, LLC
A Tennessee Limited Liability Company
5425 Crossings Blvd
Antioch, TN 37013

MAP & PARCEL:
146-13-0-012.00

SEND TAX BILLS TO: SAME

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 which are hereby acknowledged, Big Dog Properties, Inc., Grantor herein; has bargained and sold and by these presents does convey unto MaxCountry Properties, LLC, a Tennessee Limited Liability Company, Grantee herein, its successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plat of the Estates at Radnor Lake as shown in Instrument No. 20060112-0004786, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of metes and bounds.

Being the same property conveyed to Big Dog Properties, Inc. from Edwin A. Portillo and wife, Karla Solis by Quitclaim Deed dated December 9, 2008 and recorded January 14, 2009 of record as Instrument No. 20090114-0003632, said Register's Office.

Property previously conveyed to Edwin A. Portillo and wife, Karla Solis from Big Dog Properties, Inc. by Warranty Deed dated October 16, 2007 and recorded October 22, 2007 of record as Instrument No. 20071022-0125075, said Register's Office

This conveyance is subject to the lien of 2018 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to All setbacks, easements, restrictions and other matters as shown on the plat of record for The Estates at Radnor Lake recorded as Instrument No. 20060112-0004786, Register's Office of Davidson County, Tennessee; All setbacks, easements, restrictions and other matters as shown on the plat of record for Forest Park recorded in Book 2900, page 122, as amended in Book 3500, page 58, said Register's Office; Grant of Utility Line Easement granted to Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20140918-0085724, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 7860, page 143, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 7857, page 653, said Register's Office; Declaration of Protective Covenants, Conditions, and Restrictions, for The Estates at Radnor Lake, including, but not limited to, easements, assessments, special assessments, charges and liens, contained dated and recorded January 17, 2006 as Instrument No. 20060117-0006381, said Register's Office; Bylaws of The Estates at Radnor Lake Owners' Association, Inc. as set out as Exhibit C in the Declaration of Protective Covenants, Conditions, and Restrictions, for The Estates at Radnor Lake, dated and recorded January 17, 2006 as Instrument No. 20060117-0006381, said Register's Office; and all other matters of record.

This is unimproved property known as 900 Otter Creek Rd, Lot 3, Nashville, TN, and this is same description as a prior deed of record.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized agent, this the 6 day of April, 2018.

Big Dog Properties, Inc,
By: Mike Campbell
Title: President

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mike Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President (or other officer authorized to execute the instrument) of Big Dog Properties, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand, at office, this 6th day of April, 2018.

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 or value, whichever is greater, for this transfer is $429,900.00.

Affiant

SWORN to and subscribed before me,
this the 9th day of April, 2018.

NOTARY PUBLIC

My commission expires:

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021