SPECIAL WARRANTY DEED

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

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 April 16 2018.

NOTARY PUBLIC

My commission expires: 10-21-2018

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry, Attorney
ORTALE KELLEY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31540

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Clayton Properties Group, Inc. 393 Maple Street, #100 Gallatin, TN 37066	NEW OWNER	M/P - 174 09 0B 01200 CO (Lot 12) M/P - 174 09 0B 01300 CO (Lot 13) M/P - 174 09 0B 01400 CO (Lot 14) M/P - 174 09 0B 01500 CO (Lot 15) M/P - 174 09 0B 01600 CO (Lot 16) M/P - 174 09 0B 02300 CO (Lot 23) M/P - 174 09 0B 02900 CO (Lot 29)

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 Group, Inc., a Tennessee corporation, "GRANTEES",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 12, 13, 14, 15, 16, 23, 29, as shown on the Final Plat of Kingsport, Phase 1, of record in Instrument No. 20171117-0118044, as corrected by Surveyor's Certificate of Correction in Instrument No. 20171205-0123987, 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.

Bill Garrett Davidson County
Batch# 81863 DEEDWARRSP
04/17/2018 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20180417-0036096

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

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. Matters shown on Final Plat of Kingsport, Phase 1, of record in Instrument No. 20171117-0118044, as corrected by Surveyor's Certificate of Correction in Instrument No. 20171205-0123987, 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.
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.

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 my/our hand(s) this 13th day of April, 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, of 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, swore to and acknowledged himself to be the Chief Manager of Green Trails, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Green Trails, LLC, a Tennessee limited liability company, by himself in his capacity as said Chief Manager.

Witness my hand and official seal on April 13, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL N BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

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