5

SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 87940 **DEEDWARRSP**
05/03/2018 12:03:04 PM 5 pgs
Fees: $28.00 Taxes: $5,920.00

20180503-0042325

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE April 25, 2018.

(Affix Seal) Notary Public

My Commission Expires: 10/29/19

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EASE RETURN TO:
KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TENNESSEE 37064

Address of New Owner:	Send Tax Bills To:	Tax ID#:
Real Estate Solutions Group, LLC 100 Saddle Springs Boulevard Thompson's Station, Tennessee 37179	New Owner	Map/Parcel Part of Map 15, Parcel 7.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAYTON HC, INC.**, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **REAL ESTATE SOLUTIONS GROUP, LLC**, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

See attached Exhibit A, attached hereto and incorporated herein by reference.

This conveyance is subject to all matters set forth on attached **Exhibit B**, attached hereto and incorporated herein by reference.

This is UNIMPROVED property known as 7305 Whites Creek Pike, Nashville, TN 37080.

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; and the 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 that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the 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.

[The remainder of this page is left blank intentionally.
Signature and acknowledgement appear on the following page.]

Witness our hands this 27 day of April, 2018:

Clayton HC, Inc., a Tennessee Corporation

By: _____
James L. Clayton, Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF Knox

Before me, Charles L. Justice of the State and County mentioned, personally appeared James L. Clayton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Executive Officer of Clayton HC, Inc., the within named bargainor, a Tennessee corporation, and that he as such Chief Executive Officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Chief Executive Officer.

Witness my hand and seal, at office this 27 day of April, 2018.

My commission expires: 4/4/22

_____
Notary Public

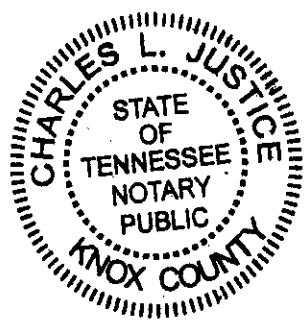


EXHIBIT A

LAND LYING IN THE FIRST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, FORMERLY BEING WITHIN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, AND BEING LOCATED NORTH OF INTESTATE HIGHWAY I-24, AND WEST OF WHITES CREEK PIKE (STATE ROUTE 6), AND BEING FURTHER DESCRIBED ACCORDING TO A SURVEY BY JAMES TERRY AND ASSOCIATES, LS #2287, DATED APRIL 24TH, 2018, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SITUATED IN THE WESTERLY MARGIN OF WHITES CREEK PIKE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE GAYRON C. LYTLE PROPERTY OF RECORD IN BOOK 7404, PAGE 602, R.O.D.C., TN.; THENCE, ALONG SAID ROAD, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07°11'00", A RADIUS OF 1879.96', A TANGENT OF 118.00', A LENGTH OF 235.69', AND HAVING A CHORD BEARING OF S01°26'10"E, A CHORD DISTANCE OF 235.54' TO AN IRON ROD; THENCE, ALONG SAID ROAD, S02°09'20"W, A DISTANCE OF 240.60' TO AN IRON ROD; THENCE, ALONG SAID ROAD, S18°57'04"W, A DISTANCE OF 250.85 FEET TO AN IRON ROD; THENCE ALONG SAID ROAD WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1552.39, AN ARC LENGTH OF 235.69, A CHORD BEARING OF S 05°15'03"E, A CHORD DISTANCE OF 27.58'; THENCE LEAVING SAID ROAD N72°21'33"E A DISTANCE OF 52.40'; THENCE N80°30'34"W A DISTANCE OF 23.97'; THENCE N89°50'55"W A DISTANCE OF 50.21'; THENCE N81°59'47"W A DISTANCE OF 80.01'; THENCE N76°35'55"W A DISTANCE OF 70.55'; THENCE N76°19'05"W A DISTANCE OF 35.76'; THENCE N55°33'13"W A DISTANCE OF 38.01'; THENCE N51°08'12"W A DISTANCE OF 22.82'; THENCE N43°31'17"W A DISTANCE OF 21.85'; THENCE N28°41'25"W A DISTANCE OF 62.33'; THENCE N66°33'55"W A DISTANCE OF 55.63'; THENCE N75°56'59"W A DISTANCE OF 17.76; THENCE S82°39'37"W A DISTANCE OF 44.34; THENCE S84°43'27"W A DISTANCE OF 41.61'; THENCE S88°24'41"W A DISTANCE OF 34.83'; THENCE S75°19'09"W A DISTANCE OF 44.19'; THENCE S89°46'33"W A DISTANCE OF 45.53'; THENCE S82°15'02"W A DISTANCE OF 12.98'; THENCE S73°53'46"W A DISTANCE OF 11.49'; THENCE S44°46'45"W A DISTANCE OF 41.95'; THENCE N67°15'08"W A DISTANCE OF 36.60'; THENCE N86°07'12"W A DISTANCE OF 18.66'; THENCE N87°00'46"W A DISTANCE OF 4.51'; THENCE N73°57'51"W A DISTANCE OF 33.47'; THENCE N67°38'55"W A DISTANCE OF 50.61'; THENCE S88°57'33"W A DISTANCE OF 33.95'; S82°17'48"W A DISTANCE OF 23.48'; THENCE S79°27'02"W A DISTANCE OF 41.60'; THENCE S65°55'10"W A DISTANCE OF 45.17'; THENCE S48°18'57"W A DISTANCE OF 25.95'; THENCE S67°23'52"W A DISTANCE OF 16.47'; THENCE N58°05'29"W A DISTANCE OF 17.01'; THENCE N74°10'00"W A DISTANCE OF 66.92'; THENCE N44°57'53"W A DISTANCE OF 18.52'; THENCE N22°38'22"W A DISTANCE OF 16.41'; THENCE N05°48'54"E A DISTANCE OF 19.59'; THENCE N09°45'54"W A DISTANCE OF 18.50'; THENCE N19°07'57"W A DISTANCE OF 41.66'; THENCE N13°40'52"W A DISTANCE OF 54.07'; THENCE N64°27'51"W A DISTANCE OF 24.27'; THENCE N81°58'53"W A DISTANCE OF 35.23'; THENCE S7°26'34"W A DISTANCE OF 29.97'; THENCE S83°09'17"W A DISTANCE OF 33.62'; THENCE N89°48'00"W A DISTANCE OF 16.32'; THENCE N62°36'30"W A DISTANCE OF 33.61'; THENCE N48°16'47"W A DISTANCE OF 17.26'; THENCE N56°11'29"W A DISTANCE OF 49.46'; THENCE N62°09'19"W A DISTANCE OF 17.72'; THENCE N80°08'34"W A DISTANCE OF 5.90'; THENCE N70°26'36"W A DISTANCE OF 34.83'; THENCE N81°42'42"W A DISTANCE OF 72.01'; THENCE N69°50'08"W A DISTANCE OF 90.07'; THENCE N53°25'57"W A DISTANCE OF 17.28'; THENCE N21°05'17"W A DISTANCE OF 66.78'; THENCE N60°07'15"W A DISTANCE OF 25.37'; THENCE N83°09'39"W A DISTANCE OF 11.46'; THENCE N83°09'39"W A DISTANCE OF 9.83'; THENCE S72°13'52"W A DISTANCE OF 30.67'; THENCE S63°15'30"W A DISTANCE OF 31.26'; THENCE S63°15'30"W A DISTANCE OF 31.26'; THENCE S53°15'16"W A DISTANCE OF 31.80'; THENCE S43°32'41"W A DISTANCE OF 27.87'; THENCE S20°37'15"W A DISTANCE OF 96.90'; THENCE S28°53'53"W A DISTANCE OF 37.50'; THENCE S42°42'39"W A DISTANCE OF 42.00'; THENCE S60°02'32"W A DISTANCE OF 37.48'; THENCE S75°04'22"W A DISTANCE OF 27.44'; THENCE S89°12'36"W A DISTANCE OF 25.82'; THENCE N82°14'13"W A DISTANCE OF 20.48'; THENCE N72°07'48"W A DISTANCE OF 31.16'; THENCE N65°15'55"W A DISTANCE OF 66.81'; THENCE N81°27'46"W A DISTANCE OF 36.38'; THENCE N86°15'33"W A DISTANCE OF 52.35'; THENCE N88°38'00"W A DISTANCE OF 26.48'; THENCE N83°34'17"W A DISTANCE OF 83.41'; THENCE N24°25'42"W A DISTANCE OF 9.07'; THENCE N42°26'31"W A DISTANCE OF 58.71'; THENCE N14°54'18"W A DISTANCE OF 54.00'; THENCE N08°14'18"W A DISTANCE OF 105.00'; THENCE N21°34'18"W A DISTANCE OF 45.00'; THENCE N46°39'18"W A DISTANCE OF 24.00'; THENCE N31°29'18"W A DISTANCE OF 24.00'; THENCE N11°14'18"W A DISTANCE OF 24.00'; THENCE N02°55'52"W A DISTANCE OF 28.00'; THENCE N02°00'42"E A DISTANCE OF 55.00'; THENCE N34°30'42"E A DISTANCE OF 55.00'; THENCE N19°15'42"W A DISTANCE OF

63.00'; THENCE N29°45'42"E A DISTANCE OF 33.00'; THENCE N15°45'42"E A DISTANCE OF 42.00'; THENCE N08°45'42"E A DISTANCE OF 50.00'; THENCE N01°15'42"E A DISTANCE OF 70.52'; THENCE S82°54'18"E A DISTANCE OF 2370.77' TO THE **POINT OF BEGINNING.** SAID TRACT CONTAINING 1,507,611 SQUARE FEET OR 34.61 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

BEING A PORTION OF THE PROPERTY CONVEYED TO CLAYTON HC, INC., BY CLAYTON BANK AND TRUST BY QUITCLAIM DEED DATED MAY 15TH, 2017, AS RECORDED IN INSTRUMENT NO. 20170519-0049807 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

This conveyance is subject to the following:

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable. Part of Map/Parcel 01500000700
2. Said property has been classified by the Tax Assessor's Office to be Agricultural and under the provisions of TCA 67-5-1001, et seq., may be subject to Roll-Back Tax.
3. Stormwater Detention Agreement of record in Instrument No. 20070507-0054741, Register's Office for Davidson County, Tennessee.
4. Sewer Easements to Metropolitan Government of Nashville of record in Book 7697, page 952; Book 7868, page 953; and Book 7697, page 929, Register's Office for Davidson County, Tennessee.
5. Easement of record in Instrument No. 20040204-0013558, Register's Office for Davidson County, Tennessee.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030820-0121082, 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.
7. All matters appearing on the survey by Robert Seigenthaler, dated 12/12/2000, as revised 1/29/2004, including but not limited to, a 50-foot wide access road (ingress/egress) extending across property from easterly line to westerly line and telephone line easement running north and south adjacent to easterly boundary line.
8. All matters appearing on the survey prepared by James Terry and Associates, LS #2287, dated April 24, 2018, Job No. 2017-567.
9. Application for Greenbelt Assessment of record in Instrument No. 20180222-0016870, Register's Office for Davidson County, Tennessee.
10. Title to any portion of subject property embraced within the bounds or Rights of Way of Whites Creek Pike and I-24 Interstate Highway.
11. Easement for Public Utilities, Ingress and Egress and Dedication of record of even date herewith in the Register's Office for Davidson County, Tennessee.
12. Natural flow of creeks and branches.