Bill Garrett Davidson County
Batch# 129146 DEEDWARRSP
08/15/2018 10:33:30 AM 6 pgs
Fees: $33.00 Taxes: $33,338.11
20180815-0080675

[Space above this line for recording data.]

Prepared by and Return To:	New Owner and Address:	Tax ID#: 09314058600
J. Tom Minor, IV The Minor Firm P.O. Box 2586 Dalton, GA 30722-2586	Tim Reynolds P.O. Box 2365 Brentwood, TN 37024	Send Tax Bill To: Tim Reynolds P.O. Box 2365 Brentwood, TN 37024

SPECIAL WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 14th day of August, 2018, between **Artemis Real Estate, LLC**, a Georgia limited liability company, Grantor, and **Tim Reynolds**, Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

THE GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee, all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject only to the matters (the "permitted encumbrances") set out in Exhibit "B" attached hereto, the terms of which are made a part hereof.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple, the said Grantor hereby covenanting that the above-described property is free and clear from any encumbrance done or suffered by Grantor. The said

Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor part has hereunto caused its hand and seal to be hereunto affixed the day and year first above-written.

Artemis Real Estate, LLC

By: _____(Seal)
Raymond B. Myers, Manager

By: _____(Seal)
Ricky D. Myers, Manager

Georgia, Whitfield County

Personally appeared before me the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, Raymond B. Myers, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a manager of Artemis Real Estate, LLC and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal of office this 14th day of August, 2018.

JOHN T MINOR IV NOTARY PUBLIC WHITFIELD COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 09, 2021

_____
Notary Public

[Notarial Seal]

Georgia, Whitfield County

Personally appeared before me the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, Ricky D. Myers, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a manager of Artemis Real Estate, LLC and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal of office this 14th day of August, 2018.

JOHN T MINOR IV NOTARY PUBLIC WHITFIELD COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 09, 2021

_____
Notary Public

[Notarial Seal]

State of Tennessee, County of Davidson

I hereby swear or affirm that the actual consideration of this transfer or value of the property or interest in property transferred whichever is greater is $9,010,298.80, which amount is equal to or greater than the amount which the property or interest in the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me
this 14th day of August, 2018.

Notary Public

My commission expires:

[Notarial Seal]



(Seal)
Tim Reynolds

EXHIBIT "A"

All that tract or parcel of land lying and being in Davidson County, Tennessee and being described as follows, to-wit:

Being Lot No. 3 on the Resubdivision of Lot No. 3 Section 107, Resubdivision of Lot No. 2 Edgehill Estates, and Lot No. 1 Section 107 Edgehill Estates, as shown on plat of record in Instrument No. 201511040112440, In the Register's Office for Davidson County, Tennessee, reference to which is made for a more particular description of said lot.

Being property conveyed to Artemis Real Estate, LLC, a Georgia limited liability company, by deed from Division Street Carpets, Inc., a Tennessee corporation, of record in Instrument No. 20011217013893 2, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year 2018 not yet due and payable.

2. Any and all applicable building and zoning laws and regulations.

3. All matters shown on plat of record in Instrument No. 201511040112440, in the Register's Office of Davidson County, Tennessee.

4. Easements, covenants, and restrictions contained in Deeds of record in Book 5116, Page 918 and Book 5116, Page 924, in the Register's Office of Davidson County, Tennessee.

5. Grant of Gas Service Line or Fuel Line Easement from Charles Lamb to Nashville Gas Company, of record in Book 6047, Page 710, in the Register's Office of Davidson County, Tennessee.

6. Easements granted U.S. Sprint Communications Company by Easement Deed by Court Order in Settlement of Landowner Action of a record in Instrument No. 201401140003778; as affected by Affidavit in Instrument No. 201404160031703, in the Register's Office of Davidson County, Tennessee.

7. Easement(s) granted Metropolitan Government of Nashville and Davidson County in Deed of record in Instrument No. 201406110050975, in the Register's Office of Davidson County, Tennessee.

8. Agreement for Dedication of Easement from Artemis Real Estate, LLC to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 201406110050976, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Declaration of Covenants, by Artemis Real Estate, LLC and Highpoint Division Partners, of record in Instrument No. 201511050112898; as amended in Instrument No. 201802080012721, in the Register's Office of Davidson County, Tennessee.

10. Lack of direct access to a controlled access highway, I-40.

11. Rights of the Railroad Company to expand its right of way to its full charter width.

12. That certain unrecorded lease with respect to the Property dated December 1, 2017, executed by Artemis Real Estate, LLC as lessor and Lithko Contracting, LLC, as lessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

