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# 132506 DEEDWARR
08/24/2018 09:13:55 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20180824-0083969

Big Dog Properties, Inc.

TO: Peter Emanuel Spelta, III
700 Wolfboro Lane
Nashville, TN 37221

SEND TAX BILLS TO: -SAME

MAP & PARCEL:
146-10-0-077.00

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., a Tennessee Corporation, Grantor herein; has bargained and sold and by these presents does convey unto Peter Emanuel Spelta, III, Grantee herein, his heirs, successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 9, on the Plat of the Estates at Radnor Lake as shown in Instrument Number 20060112-0004786, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description of metes and bounds.
>
> BEING part of the same property conveyed to Big Dog Properties, Inc., a Tennessee corporation, from Mary M. Enoch and LeeAnne Enoch Abernathy by deed dated January 14, 2005, and recorded January 18, 2005 of record as Instrument No. 20050118-0006330, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2018 Davidson County property taxes which have been prorated and payment of which is assumed by grantee 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 of record 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 of record 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; Agreement for Dedication of Easement for Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County of record in Book 7681, page 298, said Register's Office; Easement(s) as set out in Warranty Deed of record granted to Lee A. Enoch Jr. and wife, Mary M. Enoch from Clark B. Rollins, Jr. of record in Book 3642,page 29, said Register's Office. Said Easement is restated in the deeds of record at Book 8611, page 979, Book 9952, page 185, Book 11712, page 565, and Instrument No. 20050118-0006330, said Register's Office; As to Lot 9 only: Note 11 plat of record for The Estates at Radnor Lake of record as Instrument No. 20060112-0004786, said Register's Office, states the owners of Lot 9 are responsible for the detention easement area and maintenance of the detention facilities located adjacent to said lot; 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 of record 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, of record as Instrument No. 20060117-0006381, said Register's Office; and all other matters of record.

This is unimproved property known as 820 Otter Creek Road, Nashville, TN 37220 and this is the same description as the 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, his heirs, 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, his heirs, 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 20 day of August, 2018.

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

State of Tennessee
County of Cheatham

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 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 20th day of August, 2018.

NOTARY PUBLIC

My commission expires: 7/17/21

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $449,900.00.

Affiant

SWORN to and subscribed before me,

this the 20th day of August, 2018.

NOTARY PUBLIC

My commission expires: AUGUST 22, 2021

HANNAH J BOLLINGER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY