Karen Y Johnson Davidson County
Batch# 176674 DEEDWARRSP
12/20/2018 01:04:20 PM 5 pgs
Fees: $28.00 Taxes: $1,942.50
20181220-0124027

This Instrument Prepared by:
Perrone & Young
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Kyle and Misha Sulzen 4494 Aberdeen Place Boulder, CO 80301	Same as New Owner	Map-Par. 023-00-0-101.00 and 023-00-0-100.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VALLEY VIEW MOBILE HOME PARKS, LLC**, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **KYLE A. SULZEN and MISHA E. SULZEN**, husband and wife (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 12th day of December, 2018.

VALLEY VIEW MOBILE HOME PARKS, LLC,
a Tennessee limited liability company

By: _____
Name: CHAD M RAY
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad M. Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Chief Manager of Valley View Mobile Home Parks, LLC, the within-named bargainor, and that he has executed the within instrument for the purposes therein contained on behalf of the company, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal this 12th day of December, 2018.

_____
Notary Public

GREGORY S PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-3-2020

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration for this transfer, or value of property (whichever is greater) is $525,000.00.

_____
Affiant

Subscribed and sworn before me this 12th day of December, 2018.

_____
Notary Public

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

My Commission Expires: 12/6/21

EXHIBIT "A"
Legal Description

Tract I
Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being that part of the Whites Creek or Crocker Springs Tract marked on the plan of said property "Reserved for Whites Creek Springs" which plan is of record in Book 161, page 74, Register's Office for said County and State, as further described as follows:

Beginning at an iron pin set 105.4 feet northwesterly along the southwestern right-of-way line of Crocker Springs Road from the north boundary line of the graveyard shown on said plan; thence South 57 degrees 06 minutes 37 seconds West a distance of 228.03 feet to an iron pin set; thence North 62 degrees 53 minutes 23 seconds West a distance of 293.30 feet to an iron pin set; thence North 32 degrees 52 minutes 23 seconds West a distance of 90.30 feet to an iron pin set; thence North 29 degrees 27 minutes 23 seconds West along an old fence line a distance of 474.60 feet to a small iron pin found; thence North 45 degrees 05 minutes 23 seconds West a distance of 188.16 feet to the center line of Crocker Springs Branch;

Thence the next 9 courses being along said centerline
1. North 80 degrees 36 minutes 56 seconds East a distance of 4.52 feet;
2. North 30 degrees 32 minutes 02 seconds East a distance of 30.12 feet;
3. North 51 degrees 59 minutes 43 seconds East a distance of 38.94 feet;
4. North 57 degrees 57 minutes 07 seconds East a distance of 52.64 feet;
5. North 63 degrees 00 minutes 12 seconds East a distance of 92.82 feet;
6. North 74 degrees 52 minutes 06 seconds East a distance of 56.97 feet;
7. South 74 degrees 59 minutes 43 seconds East a distance of 26.37 feet;
8. North 68 degrees 03 minutes 18 seconds East a distance of 67.55 feet;
9. North 48 degrees 55 minutes 34 seconds East a distance of 38.20 feet to the above mentioned southwestern right-of-way line of Crocker Springs Road; thence the next 4 courses being along said southwestern right-of-way line;

1. South 37 degrees 02 minutes 16 seconds East a distance of 34.75 feet; to a point on a non tangent curve to the right having a radius of 1011.74 feet, the radius point of which bears South 52 degrees 57 minutes 44 seconds West;
2. Southeasterly along said curve an arc distance of 99.24 feet to a point which bears North 58 degrees 34 minutes 55 seconds East from said radius point;
3. South 39 degrees 33 minutes 05 seconds East a distance of 93.87 feet;
4. South 31 degrees 16 minutes 56 seconds East a distance of 735.71 feet to the Point of Beginning, containing 8.18 acres, more or less.

Included in this description is a proposed 15 foot wide ingress/egress easement located on the southerly border of this parcel and being more particularly described as follows:

Beginning on the Southwesterly right of way of Crocker Springs Road at the most southeasterly corner of the above described tract; thence with the southerly line S57 degrees 06' 37W, 228.03 feet to the most southwesterly corner of the above described tract; thence N62 degrees 53' 23"W, 17.32 feet to the northerly line of the proposed 15 foot ingress/egress easement; thence with said

northerly line N57 degrees 06' 37" E, 237.11 feet to the westerly right of way of Crocker Springs Road; thence with said right of way S31 degrees 16' 56" E, 15.00 feet to the point of beginning.

Tract II

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being that part of the Whites Creek or Crocker Springs Tract marked on the plan of said property "Reserved for Whites Creek Springs" which plan is of record in Book 161, page 74, Register's Office for said County and State, as further described as follows:

Beginning 329.2 feet northwesterly along the southwestern right-of-way line of Crocker Springs Road and North 58 degrees 43 minutes 04 seconds East a distance of 33.00 feet from the north boundary line of the graveyard shown on said plan same point also being on northeastern right-of-way line of said Crocker Springs Road;

Thence the next 4 courses being along said northeastern right-of-way line
1. North 31 degrees 16 minutes 56 seconds West a distance of 527.73 feet;
2. North 24 degrees 06 minutes 19 seconds West a distance of 104.86 feet; to a point on a non tangent curve to the left having a radius of 1071.74 feet, the radius point of which bears South 57 degrees 08 minutes 52 seconds West;
3. Northwesterly along said curve an arc distance of 78.29 feet to a point which bears North 52 degrees 57 minutes 44 seconds East from said radius point;
4. North 37 degrees 02 minutes 16 seconds West a distance of 115.52 feet to an iron pin found 1 foot high; thence North 89 degrees 44 minutes 31 seconds East a distance of 107.99 feet to a disturbed iron pin found;

Thence South 69 degrees 45 minutes 29 seconds East a distance of 211.32 feet to an iron pin set; thence South 39 degrees 18 minutes 39 seconds East a distance of 588.07 feet to an iron pin set on the northern margin of a private gravel drive; thence South 54 degrees 40 minutes 09 seconds West along said northern margin a distance of 303.43 feet to the Point of Beginning, containing 4.17 acres, more or less.

Being the same property conveyed to Valley View Mobile Home Parks, LLC, a Tennessee limited liability company by deed from Patricia E. Wall and Aubrey B. Harwell, Jr. Personal Representatives of the Estate of Nathan T. Wall, of record as Instrument No. 20061031-0134834, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 023-00-0-101.00 and 023-00-0-100.00

2. Easement for the flow of the water of any creeks, streams, or branches and the rights of the public therein (Tract 1).

3. Rights of upper and lower riparian owners to the flow of the water of any creeks, streams, or branches, free from diminution or pollution (Tract 1).

4. There is a reserved right of ingress and egress for the maintenance of a waterline of record in Book 5191, Page 386, in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of the Declatory Judgement recorded as Instrument No. 20170224-0018526, Register's Office Davidson County, Tennessee, which establishes a prescriptive easement for a private road crossing the subject property (Tract II).

6. Matters shown on the Plan of record in Book 161, Page 74, said Register's Office.