Karen Johnson Davidson County
Batch# 195544 DEEDWARRSP
02/14/2019 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,359.75
20190214-0013999

32119

MAP 087-00-0
PARCEL 196.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $367,500.00.

Affiant

Subscribed and sworn to before me this the 14th day of February, 2019.

My Commission Expires:

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT PREPARED BY: ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110 Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:
JAN MARIE WINGFIELD, STEVEN REDMAN GREENWELL, JOHN GREGORY GREENWELL, as Trustees of The John R. Greenwell B Trust
1118 Walnut Court
Hopkinsville, KY 42240

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **COBBLESTONE INTEREST, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the **"Grantor(s)"**, has bargained and sold, and by these presents does transfer and convey unto **JAN MARIE WINGFIELD, STEVEN REDMAN GREENWELL, AND JOHN GREGORY GREENWELL, AS TRUSTESS OF THE JOHN R. GREENWELL B TRUST**, hereinafter called the **"Grantee(s)"**, its successors and assigns, all of Grantor's right, title and interest in and to certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND situated in the 12th Council District of Hermitage, Davidson County Tennessee and being Metro Parcel ID # 08700019600 according to the Davidson County Tax Assessor' s Office, and being further described by survey by Edmonds Surveying Services, LLC, Thomas Dale Richmond Edmonds, RLS #2542, dated February 3, 2019, and being more particularly described as follows;

BEGINNING at an existing 5/8" rebar (RLS #1455) in the southeast corner of Lot 43 of Cobblestone Landing-Phase 1 of record in Instrument Number 20050822-0099471, Register's Office for Davidson County, Tennessee, and being the northeast corner of the herein described tract;

THENCE, leaving Lot 43 and along or near the westerly lines of Cobblestone Phase-1 of record in Plat Book 25, Page 347, Register's Office for Wilson County, Tennessee, Cobblestone Phase 3-Section 3A of record in Plat Book 28, Page 462, Register's Office for Wilson County Tennessee, and Cobblestone Phase 3-Section 3B of record in Plat Book 28, Page 655, Register's Office for Wilson County, Tennessee, S 07°55'12" E , passing through an existing 5/8" rebar (Cherry) at 461.87 feet for a total distance of 882.05' to an ½" rebar set (RLS#2542);

THENCE, along or near the northerly line of Stephen K Felts N 59°59'46" W, a distance of 1163.67' to an ½" rebar set (RLS #2542);

THENCE, leaving Felts and along or near the lines of Cobblestone-Phase 2A, of record in Instrument No. 20080220-0016775, Register's Office for Davidson County, Tennessee, for the next four (4) courses and distances;

THENCE, N 05°55'54" W, a distance of 38.37' to an ½" rebar set (RLS#2542);

THENCE, N 84°04'06" E, a distance of 149.22' to an ½" rebar set (RLS#2542);

THENCE, N 25°21'29" W, a distance of 57.78' to an ½" rebar set (RLS#2542);

THENCE, N 05°55'54" W, a distance of 170.51' to an ½" rebar set (RLS#2542);

THENCE, leaving Phase 2A and along or near the lines of Cobblestone-Phase 1 of record in Instrument No. 20050822-0099471, Register's Office for Davidson County, Tennessee, for the next ten (10) courses and distances;

THENCE, N 84°04'07" E, a distance of 140.00' to an existing 5/8" rebar;

THENCE, S 05°55'54" E, a distance of 14.02' to an existing 5/8" rebar;

THENCE, N 84°04'06" E, a distance of 176.00' to an ½" rebar set (RLS#2542);

THENCE, S 05°55'54" E, a distance of 27.22' to an existing 5/8" rebar (RLS #1455);

THENCE, N 85°46'45" E, a distance of 206.48' to an existing 5/8" rebar (RLS #2351);

THENCE, along a curve to the right having a radius of 25.00', an arc length of 13.64' and having a chord bearing and distance of N 19°33'33" W, a distance of 13.47' to an existing 5/8" rebar (RLS#2351);

THENCE, N 07°33'22" W, a distance of 3.02' to a mag nail (set);

THENCE, S 89°59'05" E, a distance of 163.45' to an ½" rebar set (RLS#2542);

THENCE, S 09°36'57" E, a distance of 20.06' to an existing 5/8" rebar (RLS#1455);

THENCE, N 82°03'29" E, a distance of 98.67' to the Point of BEGINNING.

(Containing 500,057 Square Feet or 11.48 Acres, more or less.)

BEING part of the same property conveyed to COBBLESTONE INTERESTS, LLC, by Substitute Trustee's Deed from ELLIOT JONES, SR., SUBSTITUTE TRUSTEE, of record as Instrument No. 20101013-0081979, dated October 5, 2010, Register' s Office for Davidson County, Tennessee and Book 1415, page 57, Register' s Office for Wilson County, Tennessee.

INFORMATIONAL PURPOSES ONLY: 7704 Rookwood Court, Mt. Juliet, TN 37122.

THIS conveyance is subject to Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20050829-0103476, as amended in Instrument No. 20150409-0031383, in Instrument No. 20160413-0035478, in Instrument No. 20160413-0035479, and in Instrument No. 20160413-0035480, Register's Office for Davidson County, Tennessee. Assignment of Declarant Rights of record as Instrument No. 20101005-0079535, and in Instrument No. 20101029-0086759, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

GRANTOR does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

GRANTOR does further covenant and bind itself, its successors and assigns, to warrant specifically and forever defend the title to the Property to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to all taxes and assessments for the year 2018 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 13 day of February, 2019.

COBBLESTONE INTERESTS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

By: PRA GP NO. 2, INC.,
a Texas Corporation
its Sole Manager

By: _____
Julian Hawes, Jr., Vice President

STATE OF TEXAS)
COUNTY OF Dallas)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **JULIAN HAWES, JR.,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the VICE PRESIDENT of **COBBLESTONE INTERESTS, LLC, A TEXAS LIMITED LIABILITY COMPANY** the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself, as such officer.

Witness my hand and official seal at Dallas, Texas, this 13th day of February, 2019.

My Commission Expires: 6-14-22

Kayla Finstein
Notary Public

KAYLA FINSTEIN
Notary Public, State of Texas
Comm. Expires 06-14-2022
Notary ID 131605529

I, the undersigned, 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.

Dee Ray



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public