Karen Johnson Davidson County
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Fees: $28.00 Taxes: $14.80
20190226-0017491

This document was prepared by:
Drapac Capital Partners
1031 Marietta Street NW
Suite A
Atlanta, GA 30318

Address of New Owner:	Send Tax Bill To:	Map & Parcel:
Cane Ridge TN, LLC c/o Drapac Capital Partners 1031 Marietta Street NW, Suite A Atlanta, GA 30318	SAME	p/o Map 192 Parcel 136.00

SPECIAL WARRANTY DEED

Christopher B. Clark, a married man, (hereinafter called *"**Grantor**"*), in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid by **Cane Ridge TN, LLC**, a Delaware limited liability company, whose address is c/o Drapac Capital Partners, 1031 Marietta Street NW, Suite A, Atlanta, GA 30318 (hereinafter called ***"Grantee"***), the receipt and sufficiency of such consideration being hereby acknowledged and confessed, Grantor does hereby **GRANT, BARGAIN, SELL AND CONVEY** with special warranty covenants unto Grantee, and its successors and assigns, **FOREVER**, the real property located in the County of Davidson and State of Tennessee, which is more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes (the ***"Land"***), together with all right, title and interest of Grantor, if any, in (i) all improvements and fixtures on the Land, (ii) all oil, gas, coal, and other minerals, whether hydrocarbon or not, **in**, on or under or that may be produced from the Land (collectively, the ***"Minerals"***), (iii) all adjacent and/or contiguous streets, roads, avenues, alleys, and rights of way, (iv) rivers, streams, and strips and gores of land adjoining, adjacent and contiguous thereto, (v) all easements, rights of ingress and egress, rights of way, and covenants appurtenant to the Land, (vi) all riparian rights, surface and underground water rights, and any and all other water rights pertaining to the Land, and (vii) all permits, approvals, licenses, rights, and authorizations and exemptions of any kind from governmental authorities related to the ownership, maintenance, use, development or operation of the Land or any improvements thereon (the Land together with such rights, titles, being collectively called the ***"Property"***), subject to, however, those exceptions and encumbrances set forth on **Exhibit "B"** attached hereto and made a part hereof for all purposes (said exceptions and encumbrances being called the ***"Permitted Exceptions"***).

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns **FOREVER**, subject to the Permitted Exceptions, and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 16 day of FEBRUARY, 2019.

GRANTOR:

Christopher B. Clark

Teresa Marie Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher B. Clark and Teresa Marie Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN County, Rutherford, this 16th day of February 2019.

Notary Public

My Commission Expires: 5/19/2020

CHRISTY L. BRITTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
COMM. EXP. 05-19-2020

STATE OF TN
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $4,000.00.

Christy Britton
Affiant

Subscribed and sworn to before me this 16th day of February, 2019.

Christy Britton
Notary Public

My Commission Expires: 5/19/20



Exhibit A

Land situated in the 31st Council District of Davidson County, Tennessee, said land being a portion of the land conveyed to Christopher B. Clark in Deed Book 11368, Page 197, in the Register's Office for Davidson County, Tennessee (R.O.D.C.,TN);

Beginning at an iron rod situated along the westerly margin of Cane Ridge Road, said rod being the northeasterly corner of said Clark property;

Thence along said margin, S 07°21'41" W, a distance of 160.00 feet;

Thence leaving said margin and along a new line, N 02°01'38" E, a distance of 161.15 feet to a point along the southerly line of lands conveyed to William Brewer, of record in Deed Book 9986, Page 507, R.O.D.C., TN; Thence along the line of Brewer, S 80°55'34" E, a distance of 15.00 feet to the point of beginning, containing 1,200 square feet or 0.02 acres of land more or less, according to a survey prepared by Christopher Lyle Goetz, on January 31st, 2019 under Dale and Associates Job Number 18046.

Being part of the same property conveyed to Christopher B. Clark and Jackie L. Robinson, both Unmarried, by deed from John K. Cravens and Wife, Virginia L. Cravens, of record in Book 9421, page 460, dated July 27, 1994, said Register's Office. Jackie L. Robinson subsequently conveyed his interest in said property to Christopher B. Clark, by Quitclaim Deed of record in Book 11368, page 197, dated February 26, 1999, said Register's Office.

Exhibit "B"
Permitted Exceptions

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

3. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. P/O 182-00-0-136.00.

4. Grant of Transmission Line Easement of record in Book 4424, page 970, said Register's office.