BOX #14

G#31754-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 211874 DEEDWARR
04/01/2019 08:14:33 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20190401-0028867

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 29th day of March, 2019.

Corylyn S. Priest
Notary Public

My commission expires: 7-8-2019
(AFFIX SEAL)

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Regional Holdings, LLC	**"New Owner"**	**10800021100**
P. O. Box 707		
Clarksville, TN 37040		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Harold Reeves, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Regional Holdings, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the First Civil District of Davidson County, Tennessee, according to a survey by Anderson-Delk & Associates, dated May 18, 1983 (Tract "A"), containing 5.15 acres, more or less, and described as follows:

BEGINNING at a point lying on the northerly margin of Elm Hill Pike, said point being the most southeasterly corner of the Malchiga C. Whitworth property, of record in Book 5172, Page 57, said Register's Office, and the most southwesterly corner of said Tract "A"; thence, leaving the northerly margin of Elm Hill Pike, and with the easterly line of the Malchiga C. Whitworth property N 11° 01' 24" E a distance of 513.83 feet to a point; thence, leaving the easterly line of said Malchiga C. Whitworth property and with the southerly line of the Re-Subdivision of Lots 35 and 42-50, Section Five, Patio Villa, of record in Plat Book 5800, Page 335, said Register's Office, S 47° 23' 58" E 670.68 feet to a point; thence, with the southerly line of Patio Villa, Section Two, of record in Book 5200, Page 451, said Register's Office, S 47° 23' 58" E 329.30 feet to a point; thence, with the southwesterly line of Patio Villa, Section One, of record in Plat Book 5190, Page 639, said Register's Office, S 47° 23' 58" E 48.21 feet to a point; lying on the northerly margin of Elm Hill Pike, said Elm Hill Pike having a 40 foot right-of-way; thence, with the said northerly margin of Elm Hill Pike and with a curve to the right, having a radius of 621.17 feet a distance of 102.36 feet to a point; thence, continuing N 71° 11' 27" W 61.55 feet to a point; thence, continuing with a curve to the left, having a radius of 1446.37 feet, a distance of 197.23 feet to a point; thence, continuing N 79° 00' 17" W 237.76 feet to a point; thence, continuing with a curve to the right, having a radius of 1930.34 feet a distance of 59.38 feet to a point; thence, continuing N 77° 14' 32" W 236.27 feet to the POINT OF BEGINNING, containing 5.15 acres, more or less.

INCLUDED in the above description but expressly EXCLUDED therefrom is the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Warranty Deed dated

August 22, 1991, of record in Book 8427, Page 826, Register's Office for Davidson County, Tennessee, being described as follows:

LAND in the First Civil District of Davidson County, Tennessee, described as follows:

RIGHT-OF-WAY: From the point of beginning, said point being an iron pin on the existing northern right-of-way of Elm Hill Pike and also being the Southwest property corner of the property belonging to Harold Reeves and the Southeast property corner of the property belonging to Malchiga C. Whitworth; thence, N 07° 59' 18" E for 22.36 feet to a point on the boundary; thence, S 81° 39' 40" E for 620.47 feet to the beginning of a curve, said curve having central angle 002° 14' 54", radius 2904.79 feet, chord bearing S 80° 32' 13" E, and chord distance 113.98 feet along the said curve for an arc distance of 113.99 feet to the end of the curve; thence, S 79° 24' 46" E for 103.50 feet to a point on the boundary; thence, S 49° 23' 23" E for 71.28 feet to a point on the boundary; thence, N 77° 22' 24" W for 299.55 feet to a point on the boundary; thence, N 82° 26' 13" W for 199.48 feet to a point on the boundary; thence, N 81° 19' 51" W for 399.81 feet to the POINT OF BEGINNING, containing 21,902.16 square feet, more or less.

BEING part of the same property conveyed to Harold Reeves, Trustee with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary, by Warranty Deed dated August 3, 1984, from Buford Dorris Waggoner, Sr., Executor of the Estate of Edna Lee Waggoner, of record in Book 6468, Page 180, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) Permanent Easement to the Metropolitan Government for the Construction and Maintenance of a Trunk Line Sanitary Sewer of record in Book 6021, Page 843, Register's Office for Davidson County, Tennessee;

2) Subject to a Right-of-Way, Permanent Drainage Easement, and Temporary Construction Easement as set out in the Deed to the Metropolitan Government of record in Book 8427, Page 826, said Register's Office; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is unimproved property, known as: **0 (4.65 acres +/-) Elm Hill Pike, Nashville, TN 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this **29th** day of **March, 2019.**

Harold Reeves Trustee

Harold Reeves, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Harold Reeves, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **March, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY