Prepared by and Return to: Joseph M. Barrett, Esq. Ramsey Thornton Barrett Osborn, PLC 10200 Ramsey Way Dickson, TN 37055 CHIC 20311	Property Owner and Mail Tax Bills To: Hamilton Creek Development Company, L.L.C. ATTN: Justin J. Peterson PO Box 13925 Jackson, MS 39236	Property Address: 2793 Couchville Pike Nashville, TN	Tax Parcel No(s).: 121-00-0-174.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 12th day of April, 2019, by and between **GREGG ALLAN GARNER and CHERIL LIN MANSOLINO (being the same person formerly known as CHERIL LIN GARNER) and ISAAC R. GARNER** (hereinafter referred to as "Grantor"), and **HAMILTON CREEK DEVELOPMENT COMPANY, L.L.C., a Mississippi limited liability company** (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in **Nashville, Davidson** County, Tennessee to, wit:

> All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Real Estate").

The Real Estate being the same real estate conveyed to Grantor by **Quitclaim Deed** of record as Book **7194**, Page **536,** in the Register's Office of Davidson County, Tennessee (the "Register's Office").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit "B"** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[signature pages follow]

Karen Johnson Davidson County
Batch# 218192 **DEEDWARRSP**
04/16/2019 09:56:15 AM 6 pgs
Fees: $33.00 Taxes: $1,850.00
20190416-0034597

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

GREGG ALLAN GARNER

STATE OF Tennessee
COUNTY OF Bedford

Before me personally appeared GREGG ALLAN GARNER, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of April, 2019.

K. Morgan Clardy
NOTARY PUBLIC

My commission expires: 12/16/2020

K. MORGAN CLARDY
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

CHERIL LIN MANSOLINO

ISAAC R. GARNER

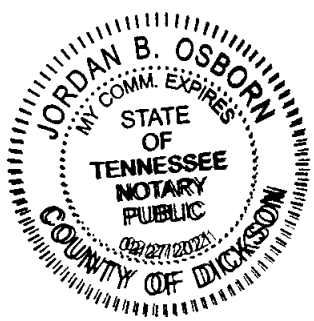
STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared CHERIL LIN MANSOLINO and ISAAC R. GARNER, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2019.

NOTARY PUBLIC

My commission expires: _____



AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **Five Hundred Thousand and 00/100** Dollars (**$500,000.00**), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of April, 2019.

Notary Public

My Commission Expires: 11/5/19

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Tract I:

Lying and being in the Second Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin situated in the southerly margin of Couchville Pike approximately 1,440 easterly from the centerline of Pleasant Hill Road; said iron pin also being the northwest corner of the William Commuse property as recorded in Book 4718, Page 640, in the Register's Office of Davidson County, Tennessee.; thence leaving the said margin of Couchville Pike and with the westerly property line of Commuse South 05 degrees 00 minutes 00 seconds West 883.91 feet to the point of beginning of the herein described tract; thence South 05 degrees 00 minutes 00 seconds West 737.37 feet to an iron pin; thence North 81 degrees 35 minutes 37 seconds West 591.38 feet to an iron pin; thence North 04 degrees 56 minutes 14 seconds 737.42 feet to an iron pin; South 81 degrees 35 minutes 37 seconds East 592.20 feet to the point of beginning, containing 10.00 acres.

Tract II: (Easement Parcel)

Together with a twenty-five (25') easement for ingress and egress and utilities giving the above described property (Tract I) access to Couchville Pike along the easterly boundary line of the 10.94 acre tract conveyed by Ronald Lee Stacey and set forth in deeds of record in Book 5878, Page 151, and Book 5878, Page 147, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gregg Allan Garner, Cheril Lin Garner and Isaac R. Garner and wife, Daisy L. Garner by Quitclaim Deed from Brenda J. Fisher, Trustee, dated March 31, 1987, and of record in Book 7194, Page 536, in the Register's Office of Davidson County, Tennessee. Also being the same property in which the interest of Daisy L. Garner vested in Isaac R. Garner, upon her death, by reason of their tenancy by the entirety.

EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Right of access to subject property to and from a public road is limited to a 25-foot easement for ingress & egress and utilities as referenced in Book 5878, Page 151, and Book 5878, Page 147, both in the Register's Office of Davidson County, Tennessee, and as shown on the ALTA/NSPS Land Title Survey, prepared by Douglas Ball-Chandler, TN RLS#2588, in association with Ragan-Smith Associates, Inc., dated April 9, 2019, Job No. 17152.

2. Subject to all matters as shown on plat of record in Plat Book 161, Page 41, in the Register's Office of Davidson County, Tennessee, and as shown on the ALTA/NSPS Land Title Survey, prepared by Douglas Ball-Chandler, TN RLS#2588, in association with Ragan-Smith Associates, Inc., dated April 9, 2019, Job No. 17152.

3. Subject to a 25-foot easement for ingress & egress and utilities as referenced in Book 5878, Page 151, and Book 5878, Page 147, both in the Register's Office of Davidson County, Tennessee, and as shown on the ALTA/NSPS Land Title Survey, prepared by Douglas Ball-Chandler, TN RLS#2588, in association with Ragan-Smith Associates, Inc., dated April 9, 2019, Job No. 17152.

4. Subject to an Easement in favor of Piedmont Natural Gas, and of record in Instrument No. 20130408-0034355, in the Register's Office of Davidson County, Tennessee, and as shown on the ALTA/NSPS Land Title Survey, prepared by Douglas Ball-Chandler, TN RLS#2588, in association with Ragan-Smith Associates, Inc., dated April 9, 2019, Job No. 17152.