RECORD & RETURN TO:
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Attn: Jeremy Cherry

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 250664 **DEEDWARRSP**
07/01/2019 11:12:41 AM 4 pgs
Fees: $23.00 Taxes: $381.93

20190701-0063520

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $103,224.03.

Affiant

Subscribed and sworn to me on June 28, 2019.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32242

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
WILLIAM W. TURNER, JR. AND PAMELA J. TURNER 6413 Paddington Way Antioch, TN 37013	NEW OWNER	A PORTION OF 174-00-0-009.01

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GREEN TRAILS, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto WILLIAM W. TURNER, JR. and wife, PAMELA J. TURNER, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO

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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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 claiming by or through GRANTOR, but not further or otherwise. 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.

[Signatures commence on the following page]

WITNESS our hands this 28th day of June, 2019.

GREEN TRAILS, LLC, a Tennessee limited liability company

By:_____
Kevin Estes, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Kevin Estes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of Green Trails, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Secretary.

Witness my hand and seal, this 27th day of June, 2019.

Susan E. Gorman
Notary Public, State of Tennessee

My Commission Expires: 3/7/23

SUSAN E GORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

EXHIBIT A
Legal Description

Land located in the 5th Civil District of Davidson County, Tennessee, more particularly described according to a survey prepared by JTA Land Surveying, Inc., dated February 20, 2019, Job Number 2018-781, and proceeding as follows:

Commence at a point at the easterly margin of Pettus Road, point also being the southwest corner of the Green Trails, LLC property, as recorded in Instrument No. 20151218-0127553, R.O.D.C., TN.; point also being the northwest corner of the William W. Turner Jr. and wife, Pamela J. Turner property, as recorded in Book 6437, Page 724, R.O.D.C., TN.; thence S 81°42'13" E 269.29' along the north line of said William W. Turner Jr. and wife, Pamela J. Turner property to an iron rod(old); said point being the northeast corner of the William W. Turner Jr. and wife, Pamela J. Turner property; point also being at a corner of the Green Trails, LLC property, as recorded in Instrument No. 20151218-0127553, R.O.D.C., TN.; thence S 09°48'33" W 447.91' along the east line of the William W. Turner Jr. and wife, Pamela J. Turner property; also running along the west line of the Green Trails, LLC property to the northwest corner of the property herein described and the **Point of Beginning**; thence S 09°48'33" E 75.10' along the east line of the William W. Turner Jr. and wife, Pamela J. Turner property to the south corner of said Turner property; point also being at the easterly margin of Pettus Road; thence along said easterly margin of Pettus Road with a curve to the right having a radius of 817.23', having a central angle of 13°06'50", having an arc length of 187.05', having a chord bearing of S 01°04'52" E 186.64'; thence continuing along the easterly margin of Pettus Road S 07°38'17" E 152.18' to an iron rod(old); point being the southwest corner of the property herein described; point also being the northwest corner of the William Franklin Wilbert and wife, Virginia Lee Wilbert property, as recorded in Instrument No. 200090611-0054349, R.O.D.C., TN.; thence departing said easterly margin of Pettus Road S 82°24'11" E 660.41' to a found t-post; point being on the north line of the Frank Wilbert and wife, Virginia Lee Wilbert property, as recorded in Book 6827, Page 308, R.O.D.C., TN.; thence S 75°12'08" E 268.90' to a point; point being the southeast corner of the property herein described; point also being on the north line of the Frank Wilbert and wife, Virginia Lee Wilbert property; thence N 03°05'49" W 127.84' along a west line of the Green Trails, LLC property, as recorded in Instrument No. 20151218-0127553, R.O.D.C., TN. to a point; point being the northeast corner of the property herein described; the following calls are along the south line of the above mentioned Green Trails, LLC property and the north line of the property herein described; thence N 75°10'56" W 337.03'; thence N 24°22'06" W 237.17'; thence S 65°23'25" W 99.84'; thence N 24°36'35" W 296.64'; thence S 68°46'47" W 250.22'; to the **Point of Beginning**. Land containing 6.01 acres, more or less.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, by Special Warranty Deed from Eastern Savings Bank, FSB on December 18, 2015, as recorded in Instrument No. 20151218-0127553, Register's Office for Davidson County, Tennessee.