THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34878-06-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,325,000.00 Affiant Subscribed and sworn to before me this 27th day of June, 2019. Notary Public My Commission Expires:

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Richland Country Club 1212 Norton Court Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 159 00 0 177 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H. Clark Jackson and wife, Jane Mabry Jackson,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richland Country Club, a Tennessee nonprofit corporation** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1212 Norton Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 251833 DEEDWARR
07/02/2019 11:43:07 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20190702-0064506

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of June, 2019.

H. Clark Jackson

Jane Mabry Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, H. Clark Jackson and Jane Mabry Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 3, 4 and 5 Norton Estates South, as of record in Plat Book 9700, page 29, revising Plat Book 4460, page 94, Register's Office for Davidson County, Tennessee, to which plans reference is made for a more complete description.

Being the same property conveyed to H. Clark Jackson and wife, Jane Mabry Jackson by deed dated June 28, 1996 from Jane M. Fabian, as surviving tenant by the entirety of record in Book 10111, page 38, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 159 00 0 177 00.
2. Restrictive Covenants contained in an instrument of record in Book 1390, page 572, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 9700, page 29, revising Book 4460, page 94, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7825, page 202, Register's Office for Davidson County, Tennessee.