WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,414.06.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/22

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-SKL-19-4682-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Spacious Skies Land and Investments LLC	**New Owner**	
(NAME) **9 Union Square Plaza, #172**	Karen Johnson Davidson County Batch# 254383 **DEEDWARR** 07/10/2019 10:12:15 AM 2 pgs Fees: $13.00 Taxes: $101.43 20190710-0067078	**07600001900 AND 07600002300**
(ADDRESS) **Southbury, CT 06488**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLOTTE THOMPSON, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPACIOUS SKIES LAND AND INVESTMENTS LLC, A CONNECTICUT LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, Being lot number 4 on the Plan of P.M. Chaffin's Subdivision of the 117.1 acre tract of land, not of record, described according to a revised survey made by Watkins and Murray, Surveyors, October 15, 1948, as follows:

Beginning in the center of Tulip Grove to Mt. Juliet Road, formerly the old N.C. and St. L. Railroad bed at the Northeast corner of lot no. 3 shown on said survey, said point being also at the intersection of the center line of said Road and the center of Stoner Creek; thence with the center of said Creek, North 43 degrees 30 minutes West 170 feet; thence South 3 degrees 30 minutes West 85.8 feet to the center of the Tennessee Central Railroad; thence North 86 degrees 45 minutes West 682 feet; thence North 3 degrees 30 minutes East 231 feet to the center of said Creek; thence with the center of said Creek, North 41 degrees 30 minutes West 136 feet, North 12 degrees 48 minutes West 245 feet, North 63 degrees West 226 feet, North 35 degrees 15 minutes West 119 feet and North 64 degrees West 110 feet; thence leaving said Creek, South 2 degrees 15 minutes West 759 feet; thence South 1 degree 15 minutes East crossing said Tennessee Central Railroad right-of-way, in all 409 feet to the Northwest corner of lot No. 1 on said survey, said point being in the center of said Road; thence with the center of said road and the Northern boundary line of lots nos. 1, 2 and 3 on said survey, North 79 degrees 15 minutes East 1360 feet to the beginning, containing 13.7 acres more or less, including but excluding therefrom a strip of ground 100 feet wide lying immediately North of and adjoining the North margin of the Tulip Grove to Mt. Juliet Road, containing 2.8 acres, more or less, Being the Tennessee Central Railroad of Way.

Being the same property conveyed from P. M. Chaffin and wife, Ruby Chaffin by Installment Deed to Harold L. Caldwell and wife, Velma Irene Caldwell of record in Book 1761, page 614, Register's Office for Davidson County, Tennessee, dated October 21, 1949 and recorded on October 22, 1949. The said Velma Irene Caldwell having since died on November 11, 1990, leaving the said Harold L. Caldwell as surviving tenant by the entirety.

Further being the same property conveyed to Ramona Kay Caldwell, a single person by Quitclaim deed from Harold L. Caldwell, a single man of record in Book 8727, page 18, Register's Office for Davidson County, Tennessee, dated September 09, 1992 and recorded on September 10, 1992. The said Ramona Kay Caldwell having since died intestate on November 18, 2011, leaving Charlotte Thompson as her sole heir at law as evidenced by Affidavits of Heirship of record in Instrument No. 20190710-0067076 & 20190710-0067077, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Right of Way Easement of record in Book 1104, Page 400, in the Register's Office for Davidson County, Tennessee.

- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
- Subject to the Tennessee Central Railroad to Expand to its full chartered width.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4682 Chandler Road, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF JULY, 2019.

Charlotte Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE THOMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212