Karen Johnson Davidson County
Batch# 264952 DEEDWARR
08/01/2019 07:57:23 AM 7 pgs
Fees: $38.00 Taxes: $6,859.80
20190801-0075717

WARRANTY DEED

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,854,000.00.

Affiant

Subscribed and sworn to me this 31st day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM ()
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31392A

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Green Trails, LLC 2925 Berry Hill Drive Nashville, TN 37204	NEW OWNER	181-00-0-123.00

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, **Suzanne Hill Nichols, Shelley Ruth Cook and Benjamin Franklin Hill, III**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Green Trails, LLC, a Tennessee limited liability company**, 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 HEERETO

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

1. Taxes and assessments for the year 2019, and all subsequent years, a lien not yet due and payable.

2. The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.

3. Grant of Transmission Line Easement of record in Book 4425, Page 544, in the Register's Office for Davidson County, Tennessee.

4. Application for Greenbelt of record in Book 8844, Page 888, in the Register's Office for Davidson County, Tennessee.

5. Right of Way for Pettus Road.

6. Subject to the flow of any creeks, streams, or branches across subject property.

This property is also known as improved property located at 0 Pettus Road, Antioch, TN 37013.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 31st day of July, 2019.

Suzanne Hill Nichols

Suzanne Hill Nichols

Shelley Ruth Cook

Shelley Ruth Cook

Benjamin Franklin Hill III

Benjamin Franklin Hill, III

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared Suzanne Hill Nichols, Shelley Ruth Cook, and Benjamin Franklin Hill, III to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

Witness my hand and official seal this 31st day of July, 2019.

Jennifer L Jung

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT A
Legal Description

A TRACT OF LAND IN THE THIRTY FIRST (31st) COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY: JAMES TERRY & ASSOCIATES LAND SURVEYORS ON FEBRUARY 13th, 2019 - JOB NO. 2018-759 AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE NORTHERLY RIGHT-OF-WAY LINE OF PETTUS ROAD, (FORMERLY: OLD FRANKLIN ROAD), (PUBLIC R/W - WIDTH VARIES) THAT IS 1055 FEET MORE OR LESS, NORTHEAST OF THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PETTUS ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE PIKE (70' PUBLIC RIGHT-OF-WAY). SAID IRON ROD ALSO BEING THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER AS OF RECORD IN INSTRUMENT # 20111216-0098310 REGISTER'S OFFICE, DAVIDSON COUNTY, (R.O.D.C.) TENNESSEE; THENCE,

LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF PETTUS ROAD, WITH THE EASTERLY PROPERTY LINE OF THE AFORESAID CARTER AND BREWER TRACT, THE WESTERLY MARGIN OF AN OLD LANE, AND THE EASTERLY PROPERTY LINE OF A TRACT OF LAND AS DEEDED TO WILLIAM ROBERT CARTER & JAMES PHILLIP CARTER AS OF RECORD IN WILL BOOK 102, PAGE 231 R.O.D.C., TENNESSEE, NORTH 07 DEGREES 16 MINUTES 45 SECONDS WEST A DISTANCE OF 1561.52 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY MARGIN OF A 200-FOOT WIDE TVA EASEMENT AT THE SOUTHEASTERLY PROPERTY CORNER OF THE VILLAS AT CONCORD PLACE - PHASE 5 AS OF RECORD IN INSTRUMENT # 20080318-0027346 R.O.D.C., TENNESSEE; THENCE,

LEAVING THE NORTHERLY PROPERTY LINE OF THE CARTER TRACT, WITH THE EASTERLY PROPERTY LINE OF THE VILLAS AT CONCORD PLACE - PHASE 5, NORTH 06 DEGREES 16 MINUTES 09 SECONDS EAST A DISTANCE OF 28.55 FEET TO AN IRON ROD (NEW); THENCE,

CONTINUING WITH THE EASTERLY PROPERTY LINE OF THE VILLAS AT CONCORD PLACE - PHASE 5 AND THE EASTERLY PROPERTY LINE OF OPEN SPACE # 3 AS SHOWN ON THE FINAL PLAT OF CONCORD PLACE II - PHASE 3 AS OF RECORD IN INSTRUMENT # 20080808-0082075 R.O.D.C., TENNESSEE, IN PART, N 05 DEGREES 48 MINUTES 17 SECONDS EAST A DISTANCE OF 540.84 FEET TO AN IRON ROD (OLD) AT THE SOUTHWESTERLY CORNER OF OPEN SPACE 1 AS SHOWN ON THE FINAL PLAT OF AUTUMN VIEW FORMERLY BRINKLEY PROPERTY SUBDIVISION - PHASE ONE AS OF RECORD IN INSTRUMENT # 20171117-0118274 R.O.D.C., TENNESSEE; THENCE,

LEAVING THE EASTERLY PROPERTY LINE OF OPEN SPACE # 3, WITH THE SOUTHERLY

BOUNDARY LINE OF THE AFORESAID AUTUMN VIEW - PHASE ONE AND THE REMAINING PROPERTY CONVEYED TO GREEN TRAILS, LLC AS OF RECORD IN INSTRUMENT # 20151030-0110859 R.O.D.C., TENNESSEE, SOUTH 83 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 1621.74 FEET TO AN IRON ROD (NEW) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND AS CONVEYED TO NICKOLAS SHELTON AND RAY SHELTON AS OF RECORD IN INSTRUMENT # 20090121-0005106 R.O.D.C., TENNESSEE;

THENCE, WITH THE WESTERLY PROPERTY LINE OF THE AFORESAID SHELTON TRACT, IN PART AND THE WESTERLY PROPERTY LINE OF A TRACT OF LAND AS CONVEYED TO GEORGE ROBERT CLARK, JR. AND WIFE, JENNIFER MAE CLARK AS OF RECORD IN INSTRUMENT # 20161121-0122390 R.O.D.C., TENNESSEE AND ANOTHER TRACT OF LAND AS CONVEYED TO CASEY ATWOOD AND WIFE, LAURA ATWOOD AS OF RECORD IN INSTRUMENT # 20061026-0132638 R.O.D.C., TENNESSEE, SOUTH 06 DEGREES 48 MINUTES 02 SECONDS WEST A DISTANCE OF 414.07 FEET TO AN IRON ROD (NEW) AT THE NORTHWESTERLY PROPERTY CORNER OF RESERVE PARCEL "A" AS SHOWN ON THE SUBDIVISION OF JAMES W. GRIGGS PROPERTY AS OF RECORD IN PLAT BOOK 4715, PAGE 159 R.O.D.C., TENNESSEE;

THENCE, LEAVING THE SOUTHERLY PROPERTY LINE OF THE AFORESAID ATWOOD TRACT, WITH THE WESTERLY PROPERTY LINE OF THE AFORESAID RESERVE PARCEL "A", SOUTH 06 DEGREES 22 MINUTES 45 SECONDS WEST A DISTANCE OF 535.13 FEET TO AN IRON ROD (NEW) BY A 18" HICKORY TREE;

THENCE, CONTINUING WITH SAID WESTERLY PROPERTY LINE, SOUTH 21 DEGREES 15 MINUTES 32 SECONDS WEST A DISTANCE OF 51.00 FEET TO AN IRON ROD (NEW) AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND AS CONVEYED TO FORREST ALLEN HAWKINS AND WIFE, JUNE K. HAWKINS AS OF RECORD IN DEED BOOK 4697, PAGE 697 R.O.D.C., TENNESSEE;

THENCE, LEAVING THE WESTERLY PROPERTY LINE OF THE AFORESAID RESERVE PARCEL "A", WITH THE NORTHERLY PROPERTY LINE OF THE AFORESAID HAWKINS TRACT, SOUTH 76 DEGREES 37 MINUTES 16 SECONDS WEST A DISTANCE OF 148.70 FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 76 DEGREES 23 MINUTES 13 SECONDS WEST A DISTANCE OF 167.00 FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 63 DEGREES 53 MINUTES 13 SECONDS WEST A DISTANCE OF 75.00 FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 77 DEGREES 53 MINUTES 13 SECONDS WEST A DISTANCE OF 37.00 FEET TO AN IRON ROD (NEW);

THENCE, NORTH 73 DEGREES 36 MINUTES 47 SECONDS WEST A DISTANCE OF 59.50

FEET TO AN IRON ROD (NEW);

THENCE, SOUTH 85 DEGREES 44 MINUTES 27 SECONDS WEST A DISTANCE OF 29.92 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY PROPERTY CORNER OF LOT # 1 AS SHOWN ON THE FINAL PLAT OF F. A. HAWKINS SUBDIVISION AS OF RECORD IN PLAT BOOK 8250, PAGE 766 R.O.D.C., TENNESSEE;

THENCE, WITH THE NORTHERLY PROPERTY LINE OF THE AFORESAID LOT # 1, SOUTH 85 DEGREES 58 MINUTES 52 SECONDS WEST A DISTANCE OF 46.47 FEET TO AN IRON ROD (OLD) AT THE NORTH-EASTERLY PROPERTY CORNER OF LOT # 1 AS SHOWN ON THE FINAL PLAT OF HAWKINS SUBDIVISION AS OF RECORD IN PLAT BOOK 9700, PAGE 135 R.O.D.C., TENNESSEE;

THENCE, WITH THE NORTHERLY PROPERTY LINE OF THE AFORESAID LOT # 1, SOUTH 85 DEGREES 53 MINUTES 13 SECONDS WEST A DISTANCE OF 157.61 FEET TO AN ANGLE IRON (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF LOT # 1 AS SHOWN ON THE FINAL PLAT OF HILLWOOD SUBDIVISION AS OF RECORD IN PLAT BOOK 8250, PAGE 142 R.O.D.C., TENNESSEE;

THENCE, WITH THE NORTHERLY PROPERTY LINE OF THE AFORESAID LOT # 1, SOUTH 65 DEGREES 20 MINUTES 00 SECONDS WEST A DISTANCE OF 320.00 FEET TO AN IRON ROD (OLD);

THENCE, WITH THE WESTERLY PROPERTY LINE OF THE AFORESAID LOT # 1, SOUTH 06 DEGREES 32 MINUTES 19 SECONDS WEST A DISTANCE OF 209.70 FEET TO AN IRON ROD (OLD);

THENCE, CONTINUING WITH THE WESTERLY PROPERTY LINE OF THE AFORESAID LOT # 1, IN PART, SOUTH 16 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 12.18 FEET TO AN IRON ROD NEW AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND AS CONVEYED TO BENJAMIN F. HILL, III, et al AS OF RECORD IN INSTRUMENT # 20160216-0014416 R.O.D.C., TENNESSEE;

THENCE, LEAVING THE WESTERLY PROPERTY LINE OF THE AFORESAID LOT # 1, WITH THE NORTHERLY PROPERTY LINE OF THE HILL, et al TRACT, SOUTH 85 DEGREES 14 MINUTES 58 SECONDS WEST A DISTANCE OF 176.00 FEET TO AN IRON ROD (NEW);

THENCE, WITH THE WESTERLY PROPERTY LINE OF THE HILL, et al TRACT, SOUTH 15 DEGREES 48 MINUTES 08 SECONDS EAST A DISTANCE OF 300.00 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY RIGHT-OF-WAY LINE OF PETTUS ROAD;

THENCE, WITH SAID RIGHT-OF-WAY LINE, IN A SOUTHWESTERLY DIRECTION WITH A 915.00-FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 283.43 FEET TO THE POINT OF BEGINNING. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF

SOUTH 54 DEGREES 58 MINUTES 27 SECONDS WEST, 282.303 FEET. THIS TRACT CONTAINS 2,110,027 SQUARE FEET OR 48.4396 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN FRANKLIN HILL, SR. BY WARRANTY DEED FROM JOE M. LONG AND WIFE, MARY B. LONG OF RECORD IN BOOK 3317, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 4, 1962 AND RECORDED ON JANUARY 10, 1962. THE SAID BENJAMIN FRANKLIN HILL, SR. DIED TESTATE DEVISING SAID PROPERTY TO BENJAMIN FRANKLIN HILL, JR. UNDER HIS LAST WILL AND TESTAMENT OF RECORD IN WILL BOOK 102, PAGE 231, IN THE PROBATE DIVISION OF THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID BENJAMIN F. HILL, JR. DIED DECEMBER 27, 1995 LEAVING MARTHA P. HILL AS SURVIVING TENANT BY THE ENTIRETY. THE SAID MARTHA P. HILL DIED SEPTEMBER 23, 2014 AND BY HER LAST WILL AND TESTAMENT PROBATED UNDER DOCKET NO. 15P-400 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION) THE PROPERTY WAS DEVISED TO HER 3 CHILDREN SUZANNE HILL NICHOLS, SHELLEY HILL COOK AND BENJAMIN FRANKLIN HILL, III.