Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Adam Beatty, Trustee of the Beatty Living Trust dated October 23, 2008 7816 Berger Avenue Playa Del Rey, CA 90293	**Map/Parcel 129-06-0-003.00 Map/Parcel 129-06-0A-003.00CO Map/Parcel 129-06-0-007.00 Map/Parcel 129-06-0-021.00 Map/Parcel 129-06-0-030.00**	**Same Address As New Owner.**
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the **W. ALLEN CARGILE FAMILY TRUST created under the Last Will and Testament of W. Allen Cargile dated April 20, 2007** (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **ADAM BEATTY, TRUSTEE of the BEATTY LIVING TRUST DATED OCTOBER 23, 2008** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A which is attached hereby and incorporated hereby by reference (the "Property").

The conveyance of the Property, and all covenants and warranties contained hereby, are made expressly subject to the matters set forth in Exhibit B attached hereto (the Permitted Exceptions").

This is unimproved property known as:
6600 Ellwood Ct., Nashville, TN 37205
Baskin Drive, Nashville, TN 37205
Rolling Fork Drive, Nashville, TN 37205
205 Baskin Drive, Nashville, TN 37205
6601 Ormond Drive, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 266248 DEEDWARRSP
08/02/2019 02:26:26 PM 8 pgs
Fees: $43.00 Taxes: $4,995.00

20190802-0076734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00

Affiant

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

SUE ARNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

Notary Public
My Commission Expires: 3-8-22

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

By their acceptance of this Special Warranty Deed, Grantees agree that the aforesaid lot or parcel of land and all improvements thereon are sold to and accepted by Grantees AS IS, WHERE IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (other than the warranty of title set forth above).

[Signature appears on the following page]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 29th day of July, 2019.

W. ALLEN CARGILE FAMILY TRUST created under the Last Will and Testament of W. Allen Cargile dated April 20, 2007

By: _____
James M. Cargile, Trustee

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

Personally appeared before me, Maureen A Foster Notary Public, James M. Cargile, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is a Trustee of the W. Allen Cargile Family Trust, and is authorized to execute this instrument on behalf of said trust.

WITNESS my hand, at office, this 29 day of July, 2019.

MAUREEN A FOSTER
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires February 2, 2024

_____
Notary Public

My Commission Expires: Feb 2. 2024

EXHIBIT A

(Legal Description)

Jocelyn Hills

BEGINNING AT A CONCRETE MONUMENT (OLD) ON THE WESTERLY MARGIN OF BASKIN DRIVE, SAID MONUMENT BEING THE NORTHEAST CORNER OF LOT 937, REVISED PLAN, WEST MEADE FARMS, SECTION 12 (BOOK 3106, PAGE 22 R.O.D.C., TN.) AT THE COMMON FRONT CORNER OF LOT 936, WEST MEADE FARMS, SECTION 12 (BOOK 2331, PAGE 111 R.O.D.C., TN.) OWNED BY WAYNE BATTEN & CHARLES SULLIVAN, II (INSTRUMENT # 20000707-0067338 R.O.D.C., TN); THENCE WITH SAID WESTERLY MARGIN OF BASKIN DRIVE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 228.70 FEET, A CHORD BEARING AND DISTANCE OF S 27°36'25" E 145.24 FEET FOR AN ARC LENGTH OF 147.79 FEET TO A CONCRETE MONUMENT (OLD); THENCE S 09°10'43" E 160.12 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET A CHORD BEARING AND DISTANCE OF S 19°31'55" W 24.02 FEET FOR AN ARC LENGTH OF 25.05 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET A CHORD BEARING AND DISTANCE OF S 31°13'20" E 78.65 FEET, PASSING THE FRONT CORNER OF SAID LOT 937 AND LOT 939 OF SAID REVISED PLAN OF WEST MEADE FARMS, SECTION 12 FOR AN ARC LENGTH OF 110.95 FEET TO AN IRON ROD (NEW) AT THE SOUTHERLY TERMINUS OF SAID BASKIN DRIVE IN THE CENTER OF A 50 FOOT WIDE INGRESS EGRESS EASEMENT KNOWN AS JOCELYN HILLS ROAD AT A CORNER TO THE DENNIS JOHNSON AND FLETCHER FOSTER LAND (INSTRUMENT# 20090904-0083590 R.O.D.C., TN) KNOWN AS TRACT 1 OF THE ALLEN CARGILE PROPERTY; THENCE WITH SAID TRACT 1 S 38°04'26" E 115.00 FEET TO AN SURVEY NAIL (OLD); THENCE N 82°40'29" E 232.86 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF THE BRADLEY AND RACHEL KAISER LAND (INSTRUMENT# 20140130-0008458 R.O.D.C., TN) KNOWN AS TRACT 2 OF THE ALLEN CARGILE PROPERTY; THENCE WITH SAID TRACT 2 S 07°19'31" E, PASSING THE NORTHERLY MARGIN OF A 50 FOOT WIDE INGRESS / EGRESS EASEMENT FOR A TOTAL DISTANCE OF 313.36 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY MARGIN OF SAID INGRESS EASEMENT AT THE COMMON CORNER OF LOT 119 & 120, WEST MEADE PARK, INC., SECTION ONE (BOOK 2900, PAGE 103 R.O.D.C., TN) SAID LOT 119 BEING OWNED BY JONATHAN E. MILLER (BOOK 9124, PAGE 754 R.O.D.C., TN) , SAID LOT 120 BEING OWNED BY PAUL DOKECKI (INSTRUMENT# 20060808-0097144 R.O.D.C., TN); THENCE WITH THE NORTHERLY LINE OF SAID LOT 119 S 67°40'43" W 87.01 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF LOT 138, WEST MEADE PARK, SECTION 4 (BOOK 3300, PAGE'S 68 & 69 R.O.D.C., TN); THENCE WITH THE LINE BETWEEN SAID LOT 138 AND 119 S 01°00'04" E 71.00 FEET TO AN IRON ROD (NEW) AT A CORNER TO LOT 137 OF SAID WEST MEADE PARK, SECTION 4 OWNED BY MARY P. CHAPPELL (INSTRUMENT# 20010918-0101161 R.O.D.C., TN.); THENCE WITH THE LINE BETWEEN SAID LOT 137 AND 138 S 39°37'46" W 376.12 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY CUL-DE-SAC MARGIN OF ELLWOOD DRIVE; THENCE WITH SAID NORTHERLY MARGIN OF ELLWOOD DRIVE

WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A CHORD BEARING AND DISTANCE OF N 74°42'49" W 91.14 FEET FOR AN ARC LENGTH OF 114.67 FEET TO AN IRON ROD (NEW) AT THE COMMON FRONT CORNER OF SAID LOT 138 AND OF THE PART OF LOT 145 OF SAID WEST MEADE PARK, SECTION 4 OWNED BY GRIFFITH B. HABER (BOOK 5468, PAGE 815 R.O.D.C., TN.); THENCE LEAVING SAID ELLWOOD DRIVE WITH THE LINE BETWEEN LOT 138 AND 145 N 30°33'27" W 248.40 FEET TO AN IRON ROD (NEW) AT SAID HABER'S NORTHEAST CORNER; THENCE CONTINUING WITH SAID HABER S 74°25'43" W 177.57 FEET TO AN IRON ROD (OLD) AT THE COMMON CORNER OF LOT 151 AND 153 OF SAID WEST MEADE PARK, SECTION 4, SAID LOT 151 BEING OWNED BY LEONARD BICKMAN (BOOK 7086, PAGE 257 R.O.D.C., TN); THENCE WITH THE LINE BETWEEN SAID LOT 151 AND 153 S 20°57'11" W, PASSING A 20 FOOT WIDE ROAD EASEMENT THAT LEADS TO AN EASEMENT FOR WATER TANK FOR A TOTAL DISTANCE OF 428.83 FEET TO AN IRON ROD (OLD) ON THE NORTHERLY CUL-DE-SAC MARGIN OF ORMOND DRIVE; THENCE WITH SAID NORTHERLY MARGIN WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A CHORD BEARING AND DISTANCE OF S 81°09'24" W 50.42 FEET FOR AN ARC LENGTH OF 52.84 FEET TO AN IRON ROD (NEW) AT A CORNER TO LOT 159 OF SAID WEST MEADE PARK, SECTION 4 OWNED BY MICHAEL T. HAYES (BOOK 4886, PAGE 307 R.O.D.C., TN.); THENCE LEAVING SAID ORMOND DRIVE WITH THE LINE BETWEEN SAID LOTS 153 AND 159 N 38°17'54" W 428.04 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY LINE OF LOT 916 OF WEST MEADE FARMS, SECTION 11 (BOOK 2331, PAGE 103 R.O.D.C., TN) OWNED BY FRANK J. STEINER AND NIDA STEINER (INSTRUMENT# 20071219-0145530 R.O.D.C., TN.); THENCE WITH SAID LOT 916 N 50°05'22" E 48.60 FEET TO AN IRON ROD (OLD); THENCE N 63°54'26" E 93.01 FEET TO AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF LOT 917 OF SAID WEST MEADE FARMS, SECTION 11 OWNED BY WILLIAM H. YANCEY, JR. (BOOK 6469, PAGE 136 R.O.D.C., TN); THENCE WITH SAID LOT 917 N 67°17'26" E 166.68 FEET TO AN IRON ROD (OLD); THENCE N 73°20'13" E 9.95 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF SAID LOT 917 AT THE SOUTHWEST CORNER OF SAID 50 FOOT WIDE INGRESS / EGRESS EASEMENT; THENCE WITH THE EASTERLY LINE OF SAID LOT 917 N 48°46'17" W, PASSING THE NORTHWEST CORNER OF SAID 50 FOOT WIDE INGRESS / EGRESS EASEMENT FOR A TOTAL DISTANCE OF 403.13 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE PART OF LOT 918, WEST MEADE FARMS, SECTION 11 OWNED BY NANCY BURKHALTER HAYDEN (INSTRUMENT# 20021008-0122955 R.O.D.C., TN); THENCE WITH SAID HAYDEN N 41°33'05" E 157.61 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF LOT 919 OF SAID WEST MEADE FARMS, SECTION 11 OWNED BY KRISTEN A. HALL (INSTRUMENT# 20060822-0103321 R.O.D.C., TN); THENCE WITH SAID HALL S 48°45'40" E 193.02 FEET TO AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF SAID LOT 919 IN THE WESTERLY LINE OF SAID LOT 937; THENCE WITH THE LINE BETWEEN SID LOT 919 AND 937 N 06°56'15" W 120.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 937 AND THE SOUTHWEST CORNER OF SAID LOT 936; THENCE WITH THE LINE BETWEEN SAID LOT 936 AND LOT 937 N 43°52'17" E 706.11 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 17.59 ACRES MORE OR LESS.

LESS AND EXCEPT LOT NO. 138 ON THE PLAN OF WEST MEADE PARK, SECTION 4 OF RECORD IN PLAT BOOK 3300, PAGE 68 AND 69, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being a portion of the property conveyed to the W. Allen Cargile Family Trust by Quitclaim Deed from Phyllis G. Cargile as Executrix of the Estate of William Allen Cargile of record as Instrument No. 20150220-0014770, Register's Office for Davidson County, Tennessee.

EXHIBIT B

(Permitted Exceptions)

1. Real property taxes for 2019.

2. Matters shown on the Plan of record in Instrument No. 200711130133008, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Plat Book 3106, page 22, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Plat Book 2331, pages 102 and 103, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Plan of record in Plat Book 3300, page 68 and 69, Register's Office for Davidson County, Tennessee.

6. Matters shown on the Plan of record in Plat Book 8250, page 303, Register's Office for Davidson County, Tennessee.

7. Matters shown on the Plan of record in Plat Book 8250, page 640, Register's Office for Davidson County, Tennessee.

8. Easement Agreement and Restrictive Covenant of record in Book 8902, page 110, Register's Office for Davidson County, Tennessee.

9. Restrictive Covenants of record in Book 3498, page 349 and Book 3498, page 455, Register's Office for Davidson County, Tennessee.

10. Restrictions of record in Book 2536, page 115, Register's Office for Davidson County, Tennessee.

11. Restrictions of record in Book 3102, page 381 and amended in Book 3508, page 382, Register's Office for Davidson County, Tennessee.

12. Restrictive Covenants West Mead Park, Section IV of record in Book 3401, page 611, Register's Office for Davidson County, Tennessee.

13. Restrictions in Installment Deed of record in Book 3508, page 349, Register's Office for Davidson County, Tennessee.

14. Terms, provisions covenants, conditions, restriction, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants of Jocelyn Hills of record in Instrument No. 20080505-0045779, amended in Instrument No. 20130315-0026006, Instrument No. 20140130-0008457 and Instrument No. 20190628-0063044, Register's Office for Davidson County,

Tennessee.

15. Consent under Declaration of Restrictive Covenants of Jocelyn Hills of record Restrictive of record in Instrument No. 20080505-0045781, Register's Office for Davidson County, Tennessee.

16. Confirmation Under Declaration of Restrictive Covenants of Jocelyn Hills of record in Instrument Number 20110401-0025230, in the Register's Office for Davidson County, Tennessee.

17. Easements, covenants and restrictions set out in the instruments of record in Book 8829, Page 682, Book 8902, Page 110, Book 9460, Pages 461 and 465, Book 10264, Page 944 and Instrument No. 20090904-0083590, in the Register's Office for Davidson County, Tennessee.

18. Deed of Conveyance for Water Mains of record in Book 4375, Page 826, in the Register's Office for Davidson County, Tennessee.

19. Deed of Conveyance for Fire Hydrant of record in Book 11444, Page 165, in the Register's Office for Davidson County, Tennessee

20. Deed of Conveyance for Sewer Force Main of record in Book 11444, Page 198, in the Register's Office for Davidson County, Tennessee.