Karen Johnson Davidson County
Batch# 302393 DEEDWARRSP
10/17/2019 12:09:30 PM 6 pgs
Fees: $33.00 Taxes: $16,927.50
20191017-0106557

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $4,575,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of October, 2019.

MARY CLIFTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 14, 2021

My commission expires: November 14, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Chayton Enterprises Inc Attn: Colby R. Rasmus 1154 Hillview Lane Franklin, TN 37064	Same	026 06 0B 023.00 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **GVILLE, GP**, a Tennessee general partnership (the

"Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CHAYTON ENTERPRISES INC**, a Tennessee corporation (the "Grantee"), its successors, and its assigns, effective as of the 16th day of October, 2019 (the "Effective Date"), all of Grantor's interest in that certain improved tract of land lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

This is improved property known as 401 Windsor Green Court, Goodlettsville, Davidson County, Tennessee.

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, its successors, and its assigns, forever; and Grantor covenants with the said Grantee and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

GVILLE, GP,
a Tennessee general partnership

By: _____
Randy E. Chance, Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDY E. CHANCE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of October, 2019.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

789757.1/020171021

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 23, as shown on the plat entitled Replat, Northcreek Commons, Lots 23-27, of record as Instrument No. 20180531-0051929, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gville, GP, a Tennessee general partnership, by deed from Armed Services Mutual Benefit Association, an unincorporated fraternal benefit association, of record as Instrument No. 20180605-0053819, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years, a lien now due and payable, but not yet delinquent.

2. All matters shown on the Plan of record as Instrument Number 20180531-0051929, Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record as Instrument Number 20190531-0051980, Register's Office for Davidson County, Tennessee.

4. All matters as depicted on the ALTA/NSPS Land Title Survey prepared by Thomas G. Rosenthal, TN RLS No. 1805, of Site Engineering Consultants, Inc., as Project No. 17232, dated August 27, 2019.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

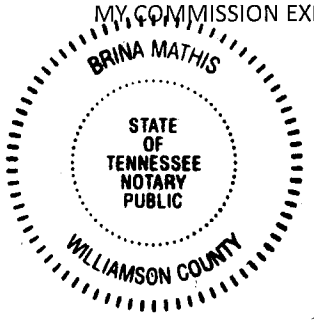
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).