Karen Johnson Davidson County
Batch# 324739 DEEDWARRSP
12/04/2019 11:22:30 AM 5 pgs
Fees: $28.00 Taxes: $7,030.00
20191204-0125002

This instrument prepared by: Hugh W. Entrekin ; 4235 Hillsboro Rd, Suite 300. ; Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,900,000.00

AFFIANT

NOTARY PUBLIC

My Commission Expires: 2-26-23.

JANET S. COTHRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Villages at Forest View LLC 700 Craighead St. Nashville, TN 37204	SAME	Map/parcel 14900037300

FOR AND IN CONSIDERATION of the sum of Ten 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, **JOHN E. CAIN, III, TRUSTEE,** with full power to convey without the necessity of the joinder of any beneficiary ("Grantor") does hereby bargain, sell, transfer and convey unto **Villages at Forest View LLC**, a Tennessee limited liability company, ("Grantee") its successors and assigns, all his right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

Land in Nashville, Davidson County, Tennessee, being Lot 1 on the Final Plat of Forest View North recorded December 23, 1999 as Instrument Number 199912230306680 in the Register's Office for Nashville, Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being part of the same property conveyed to JOHN E. CAIN, JR. AND JOHN E. CAIN, III by deed from LEILA J. PALMER AND HUSBAND, E. S. PALMER, dated March 27, 1961, of record in Book 3217, Page 533, said Register's Office.

JOHN E. CAIN, JR. died testate, on or about, November 24, 1968. Pursuant to the terms

of his will of record in Will Book 92, Page 319 in the Probate Office for Davidson County, Tennessee, his ½ interest in the property was devised to KATE BARKSDALE CAIN, TRUSTEE UNDER THE RESIDUARY TRUST created therein. Reference is hereby made to Quitclaim Deed to KATE BARKSDALE CAIN, TRUSTEE UNDER THE RESIDUARY TRUST CREATED BY THE WILL OF JOHN E. CAIN, JR. from KATE BARKSDALE CAIN, EXECUTRIX OF THE ESTATE OF JOHN E. CAIN, JR., dated November 10, 1981, of record in Book 5817, Page 717, said Register's Office.

Also, being part of the same property conveyed to JOHN E. CAIN, III, TRUSTEE OF THE JOHN E. CAIN, III REVOCABLE LIVING TRUST by deed from JOHN E. CAIN, III, dated June 16, 1999, of record in Book 11656, Page 561 as re-recorded in Book 11734, Page 262, said Register's Office.

Also, being part of the same property conveyed to JOHN E. CAIN, III, TRUSTEE by deed from JOHN E. CAIN, III, AS TRUSTEE OF THE JOHN E. CAIN, III REVOCABLE LIVING TRUST AND KATE B. CAIN, TRUSTEE OF THE JOHN E. CAIN, JR. RESIDUARY TRUST, dated July 7, 1999, of record in Book 11611, Page 284, said Register's Office.

Also, being part of the same property conveyed to KATY B. GOOD, LLC, A FLORIDA A LIMITED LIABILITY COMPANY by deed from JOHN E. CAIN, III, TRUSTEE, dated December 15, 2011, of record in Instrument No. 20120109-0002372, said Register's Office.

Also, being part of the same property conveyed to JOHN E. CAIN, III, TRUSTEE by deed from KATY BE GOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, dated December 14, 2012, of record in Instrument No. 20121220-0117651, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Villages at Forest View LLC**, its successors and assigns, forever.

AND **John E. Cain, III, Trustee**, does covenant that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for the following matters to which this conveyance is made subject (i) current years' taxes which are being prorated and will be paid from closing, (ii) Matters shown on the Plan of record in Instrument No. 19991223-0306680, said Register's Office; (iii) Stormwater Drainage Easement Agreement of record in Instrument No. 20131025-0111274, said Register's Office; (iv) Easement for natural gas pipeline with right of ingress and egress referenced in Final Consent Order of record in Instrument No. 20060303-0028541, said Register's Office; (v) Transmission Line Easement of record in Book 7269, Page 389, said Register's Office; (vi) The effect, if any, of Right of Way Agreements of record in Book 2244, Page 13, Book 3463, Page 126 and Book 4607, Page 484, said Register's Office; (vii) Declaration of

Cross Access Easements of record in Book 11572, Page 191, said Register's Office; (viii) Permanent Drainage Easement, Temporary Construction Easement and Easement for Working Area of record in Book 11522, Page 807, said Register's Office; (ix) Declaration of Restrictive Covenants contained in instrument of record in Book 11572, Page 187, said Register's Office; (x) Sanitary Sewer Easement of record in Instrument No. 20061215-0154602, said Register's Office; (xi) The effect, if any, of Transmission Line Easement of record in Book 437, Page 21, said Register's Office.

AND **John E. Cain, III, Trustee** does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said **Villages at Forest View LLC**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 3rd day of December, 2019.

John E. Cain, III, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared John E. Cain, III, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, being authorized so to do, acknowledged that he executed the foregoing instrument for the purposes therein contained.
WITNESS my hand and seal, the 3rd day of December, 2019.

Notary Public

My Commission Expires: 2-26-23.

JANET S. COTHRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Hugh W. Entrekin , do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Shamece Bond . a notary public for this county and state, Hugh W. Entrekin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/02/2022
Notary' Seal (if on paper)

