THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

Karen Johnson Davidson County
Batch# 351580 DEEDWARRSP
01/31/2020 12:41:30 PM 22 pgs
Fees: $113.00 Taxes: $11,747.50
20200131-0011678

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Clayton Properties Group, Inc. Suite 100, 393 Maple Street Gallatin, Tennessee 37066	Same	03200006300 03200006500 03200006600 03200020700 03215000100

FOR AND IN CONSIDERATION of the sum of Three Million One Hundred Seventy-Five Thousand and 00/00 Dollars ($3,175,000.00), paid in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KETURAH SUSANNE GALBREATH LOCKRIDGE AND PAULA LUCILLE GALBREATH WATSON, CO-SUCCESSOR TRUSTEES OF THE TESTAMENTARY TRUSTS UNDER THE LAST WILL AND TESTAMENT OF MARY DUNN GALBREATH FBO EDWARD C. GALBREATH, JR., DATED SEPTEMBER 19, 2005, THE GALBREATH FAMILY GENERAL PARTNERSHIP, a Tennessee general partnership, and EDWARD C. GALBREATH, JR., a resident of the State of Tennessee (collectively, "Grantor"), by these present, transfer and convey unto CLAYTON PROPERTIES GROUP, INC., a Tennessee business corporation ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE ATTACHED EXHIBIT A, TOGETHER WITH THE APPURTENANT EASEMENTS DESCRIBED IN EXHIBIT B AND DEPICTED ON EXHIBIT B-1 ATTACHED HERETO AND MADE A PART HEREOF.

The Subject Property is conveyed to Grantee subject to the matters described on Exhibit C attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth hereinabove, it is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through or under Grantor only, except for claims arising out of the matters set forth hereinabove.

There has been a proration of *ad valorem* property taxes applicable to the Subject Property between Grantor and Grantee. By Grantee's acceptance and recordation of this Special Warranty Deed, Grantee hereby assumes and agrees to pay all *ad valorem* property taxes and assessments assessed against the Subject Property, including, but not limited to, any Greenbelt roll-back taxes. Grantee further agrees to save, defend, indemnify and hold Grantor harmless from all such taxes and assessments.

IN WITNESS WHEREOF, Grantor has hereunto set its duly-authorized signature, this 30 day of January, 2020.

GRANTOR:

Keturah Susanne Galbreath Lockridge, Co-Successor
Trustee of The Mary D. Galbreath Testamentary
Tennessee QTIP Trust U/T/W Mary Dunn Galbreath
FBO Edward C. Galbreath, Jr.*

Keturah Susanne Galbreath Lockridge, Co-Successor
Trustee of The Mary D. Galbreath Item V Testamentary
QTIP Trust U/T/W Mary Dunn Galbreath FBO Edward
C. Galbreath, Jr.*

Keturah Susanne Galbreath Lockridge, Co-Successor
Trustee of The Mary D. Galbreath Testamentary
Tennessee Non-QTIP Trust U/T/W Mary Dunn Galbreath
FBO Edward C. Galbreath, Jr.*

Paula Lucille Galbreath Watson, Co-Successor
Trustee of The Mary D. Galbreath Testamentary
Tennessee QTIP Trust U/T/W Mary Dunn Galbreath
FBO Edward C. Galbreath, Jr.*

Paula Lucille Galbreath Watson, Co-Successor
Trustee of The Mary D. Galbreath Item V Testamentary
QTIP Trust U/T/W Mary Dunn Galbreath FBO
Edward C. Galbreath, Jr.*

Paula Lucille Galbreath Watson, Co-Successor
Trustee of The Mary D. Galbreath Testamentary
Tennessee Non-QTIP Trust U/T/W Mary Dunn Galbreath
FBO Edward C. Galbreath, Jr.*

*SEE CERTIFICATION OF TRUST ATTACHED HERETO AS EXHIBIT D

THE GALBREATH FAMILY GENERAL
PARTNERSHIP

By: Keturah S. Lockridge
Keturah Susanne Galbreath Lockridge,
Managing Partner

EDWARD C. GALBREATH, JR. by Keturah Susanne Galbreath Lockridge, Co-Attorney-in-Fact
EDWARD C. GALBREATH, JR., by Keturah Susanne Galbreath Lockridge, Co-Attorney-in-Fact

Edward C. Galbreath, Jr. by Paula Lucille Galbreath Watkins aka Paula Lucille Galbreath Watson, Co-Attorney-in-Fact
EDWARD C. GALBREATH, JR., by Paula Lucille Galbreath Watkins a/k/a Paula Lucille Galbreath Watson, Co-Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Keturah Susanne Galbreath Lockridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Successor Trustee of THE MARY D. GALBREATH TESTAMENTARY TENNESSEE QTIP TRUST U/T/W MARY DUNN GALBREATH FBO EDWARD C. GALBREATH, JR., the within named bargainor, a trust formed pursuant to the laws for the State of Tennessee, and that she, as such Co-Successor Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Successor Trustee.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 30 day of January, 2020.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Keturah Susanne Galbreath Lockridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Successor Trustee of THE MARY D. GALBREATH ITEM V TESTAMENTARY TENNESSEE QTIP TRUST U/T/W MARY DUNN GALBREATH FBO EDWARD C. GALBREATH, JR., the within named bargainor, a trust formed pursuant to the laws for the State of Tennessee, and that she, as such Co-Successor Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Successor Trustee.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 30 day of January, 2020.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Keturah Susanne Galbreath Lockridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Successor Trustee of THE MARY D. GALBREATH TESTAMENTARY TENNESSEE NON-QTIP TRUST U/T/W MARY DUNN GALBREATH FBO EDWARD C. GALBREATH, JR., the within named bargainor, a trust formed pursuant to the laws for the State of Tennessee, and that she, as such Co-Successor Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Successor Trustee.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 30 day of January, 2020.

JOSH HANKINS
STATE OF TENNESSEE NOTARY
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Paula Lucille Galbreath Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Successor Trustee of THE MARY D. GALBREATH TESTAMENTARY TENNESSEE QTIP TRUST U/T/W MARY DUNN GALBREATH FBO EDWARD C. GALBREATH, JR., the within named bargainor, a trust formed pursuant to the laws for the State of Tennessee, and that she, as such Co-Successor Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Successor Trustee.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 30 day of January, 2020.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Paula Lucille Galbreath Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Successor Trustee of THE MARY D. GALBREATH ITEM V TESTAMENTARY TENNESSEE QTIP TRUST U/T/W MARY DUNN GALBREATH FBO EDWARD C. GALBREATH, JR., the within named bargainor, a trust formed pursuant to the laws for the State of Tennessee, and that she, as such Co-Successor Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Successor Trustee.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 30 day of January, 2020.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

JOSH HANKINS
Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Paula Lucille Galbreath Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Successor Trustee of THE MARY D. GALBREATH TESTAMENTARY TENNESSEE NON-QTIP TRUST U/T/W MARY DUNN GALBREATH FBO EDWARD C. GALBREATH, JR., the within named bargainor, a trust formed pursuant to the laws for the State of Tennessee, and that she, as such Co-Successor Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Successor Trustee.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 30 day of January, 2020.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

JOSH HANKINS
Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Keturah Susanne Galbreath Lockridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Partner of THE GALBREATH FAMILY GENERAL PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that she, as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as Managing Partner.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 30 day of January, 2020.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Keturah Susanne Galbreath Lockridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of EDWARD C. GALBREATH, JR. and further acknowledged that she executed the same as the free act and deed of EDWARD C. GALBREATH, JR.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 30 day of January, 2020.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Josh Hankins, a Notary Public of said County and State, personally appeared Paula Lucille Galbreath Watkins a/k/a Paula Lucille Galbreath Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of EDWARD C. GALBREATH, JR. and further acknowledged that she executed the same as the free act and deed of EDWARD C. GALBREATH, JR.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 30 day of January, 2020.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Million One Hundred Seventy-Five Thousand and 00/00 Dollars ($3,175,000.00).

AFFIANT

Sworn to and subscribed before me, this 31st day of January, 2020.

Notary Public

My Commission Expires: 10-02-2022

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-02-2022

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

TRACT 1:

PROPERTY LYING ON THE WEST SIDE OF HUNTERS LANE (50' RIGHT OF WAY), AT THE NORTH AND WEST TERMINUS OF CELINA DRIVE AND AT THE NORTH TERMINUS OF MARYDALE DRIVE IN THE THIRD COUNCIL DISTRICT OF METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE LAND DEEDED TO THE GALBREATH FAMILY GENERAL PARTNERSHIP BY DEED RECORDED IN INSTRUMENT NUMBER 20051020-0126466; ALL OF THE LAND CONVEYED TO EDWARD C. GALBREATH, III, TRUSTEE BY WILL RECORDED IN WILL BOOK 6198, PAGE 2150775, PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, AND BY APPOINTMENT OF SUCCESSOR TRUSTEE AS RECORDED IN INSTRUMENT NUMBER 20170209-0013562, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE SOUTHWEST CORNER OF THE WEST TERMINUS OF CELINA DRIVE AND AT THE NORTHWEST CORNER OF LOT 103 OF "DALEMERE, SECTION 5" AS RECORDED IN PLAT BOOK 3600, PAGE 19, R.O.D.C.T.;

1. THENCE, WITH THE WEST LINE OF LOT 103, SOUTH 00°34'21" WEST, 388.15 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE SOUTH CORNER THEREOF;

2. THENCE, WITH A NORTH LINE OF LOT 111 OF "DALEMERE, SECTION 5" AND WITH THE NORTH LINE OF "DALEMERE, SECTION 6" AS RECORDED IN PLAT BOOK 3700, PAGE 22, R.O.D.C.T., NORTH 83°26'34" WEST, 1,533.86 FEET TO A CONCRETE MONUMENT (OLD) AT THE SOUTHEAST CORNER OF LOT 8 OF "GRANDE VILLA, SECTION 1" AS RECORDED IN PLAT BOOK 4675, PAGE 30, R.O.D.C.T.;

3. THENCE, WITH THE EAST LINE OF "GRANDE VILLA, SECTION 1", WITH THE EAST LINE OF "GRANDE VILLA, SECTION 2" AS RECORDED IN PLAT BOOK 4675, PAGE 158, R.O.D.C.T. AND WITH THE EAST LINE OF PROPERTY DEEDED TO GLORIA ESTELLE McCOOL MARTIN, TRUSTEE BY DEED RECORDED IN INSTRUMENT NUMBER 20021030-0132807, R.O.D.C.T., NORTH 05°10'47" EAST, PASSING THROUGH A CONCRETE MONUMENT (OLD) AT 1,674.45 FEET FOR A TOTAL DISTANCE OF 2,220.34 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

THENCE, SEVERING THE GALBREATH FAMILY GENERAL PARTNERSHIP PROPERTY THE FOLLOWING NINE CALLS (4 THROUGH 12):

4. SOUTH 86°06'44" EAST, 121.83 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

5. SOUTH 84°32'44" EAST, 243.07 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

6. SOUTH 82°58'44" EAST, 235.14 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

7. SOUTH 81°46'13" EAST, 605.26 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

8. SOUTH 80°33'43" EAST, 555.67 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

9. SOUTH 83°32'35" EAST, 361.96 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

10. SOUTH 83°10'15" EAST, 485.74 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

11. SOUTH 82°11'15" EAST, 141.83 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

12. SOUTH 81°12'15" EAST, 118.85 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
THENCE, SEVERING THE GALBREATH FAMILY GENERAL PARTNERSHIP PROPERTY AND THE EDWARD C. GALBREATH, TRUSTEE PROPERTY THE FOLLOWING TWO CALLS (13 THROUGH 14):

13. SOUTH 08°47'45" WEST, 290.90 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

14. THENCE, NORTH 81°24'01" EAST, 544.13 FEET TO A 5/8" IRON ROD (OLD) AT THE NORTHWEST CORNER OF LOT 1 OF THE "GALBREATH SUBDIVISION" AS RECORDED IN PLAT BOOK 4595, PAGE 7, R.O.D.C.T.;

15. THENCE, WITH THE WEST LINE OF LOT 1 AND THE WEST LINE OF THE PROPERTY DEEDED TO EDWARD C. GALBREATH, JR. BY DEED RECORDED IN DEED BOOK 2536, PAGE 159, R.O.D.C.T., SOUTH 14°45'42" EAST, 820.00 FEET TO A 5/8" IRON ROD (OLD) AT THE SOUTHWEST CORNER OF THE EDWARD C. GALBREATH, JR. PROPERTY;

16. THENCE, WITH THE SOUTH LINE OF THE EDWARD C. GALBREATH, JR. PROPERTY, SOUTH 76°48'46" EAST, 275.12 FEET TO A 3/4" IRON ROD (OLD) ON THE WEST RIGHT OF WAY LINE OF HUNTERS LANE;

17. THENCE, THE WEST RIGHT OF WAY LINE OF HUNTERS LANE, SOUTH 05°05'39" WEST, 617.40 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHEAST CORNER OF THE PROPERTY DEEDED TO DARYL L. AND KIA D. WILLIAMS BY DEED RECORDED IN INSTRUMENT NUMBER 20120709-0059872, R.O.D.C.T.;

18. THENCE, WITH THE NORTH LINE OF THE WILLIAMS PROPERTY AND WITH THE NORTH LINE OF "DALEMERE, SECTION 5", NORTH 80°45'16" WEST, 1,066.82 FEET TO A 1/4" IRON ROD (OLD);
THENCE, CONTINUING WITH THE NORTH AND WEST LINES OF "DALEMERE, SECTION 5" THE FOLLOWING THREE CALLS (19 THROUGH 21):

19. NORTH 80°59'05" WEST, 253.68 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHEAST CORNER OF THE NORTH TERMINUS OF CELINA DRIVE;

20. NORTH 80°20'14" WEST, 568.07 FEET TO A 1/2" IRON ROD (OLD);

21. SOUTH 89°19'27" WEST, 496.65 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHWEST CORNER OF LOT 102 OF "DALEMERE, SECTION 5";

22. THENCE, WITH THE WEST LINE OF LOT 102, SOUTH 03°21'47" WEST, 201.53 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE SOUTHWEST CORNER OF LOT 102 AND ON THE NORTH RIGHT OF WAY LINE OF CELINA DRIVE;

23. THENCE, WITH THE NORTH RIGHT OF WAY LINE OF CELINA DRIVE, NORTH 87°18'33" WEST, 63.50 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES AT THE NORTHWEST CORNER OF THE WEST TERMINUS OF CELINA DRIVE;

24. THENCE, WITH THE WEST TERMINUS OF CELINA DRIVE, SOUTH 03°35'18" EAST, 50.28 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 6,510,065 SQUARE FEET OR 149.45 ACRES, MORE OR LESS, ACCORDING TO AN ALTA/NSPS BY RAGAN SMITH DATED 4/30/2019, AND LAST REVISED 01/27/2020.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE GALBREATH FAMILY GENERAL PARTNERSHIP BY DEED OF RECORD IN INSTRUMENT #20051020-0126466, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; AND BEING PART OF THE SAME PROPERTY CONVEYED TO REBECCA DALE DUNN A/K/A MRS. PAUL J. DUNN, BY DEED OF RECORD IN BOOK 660, PAGE 306, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. REBECCA DALE DUNN DIED INTESTATE ON MAY 6, 1966,

SURVIVED BY HER HUSBAND, PAUL J. DUNN, AND DAUGHTER, MARY DUNN GALBREATH. PAUL J. DUNN DIED INTESTATE ON OCTOBER 1, 1969, SURVIVED BY DAUGHTER, MARY DUNN GALBREATH, AS HIS SOLE HEIR AT LAW. MARY DUNN GALBREATH HAS SINCE DIED TESTATE, WILL OF RECORD IN WILL BOOK 6198, PAGE 2150775, PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, AND WHICH WILL APPOINTED EDWARD C. GALBREATH JR. AS TRUSTEE OF EACH TESTAMENTARY TRUST UNDER SAID WILL. ITEM V TESTAMENTARY QTIP TRUST OF RECORD IN INSTRUMENT #20170209-0013561, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND BY RESIGNATION OF TRUSTEE AND APPOINTMENT OF SUCCESSOR TRUSTEE FOR THE MARY D. GALBREATH TESTAMENTARY TENNESSEE QTIP TRUST OF RECORD IN INSTRUMENT #20170209-0013562, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, EDWARD C. GALBREATH III WAS APPOINTED SUCCESSOR TRUSTEE. BY REMOVAL OF TRUSTEE AND APPOINTMENT OF SUCCESSOR TRUSTEE FOR THE MARY D. GALBREATH ITEM V TESTAMENTARY QTIP TRUST OF RECORD IN INSTRUMENT #20200106-0001468, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; AND REMOVAL OF TRUSTEE AND APPOINTMENT OF SUCCESSOR TRUSTEE FOR THE MARY D. GALBREATH TESTAMENTARY TENNESSEE QTIP TRUST OF RECORD IN INSTRUMENT #20200106-0001469, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; AND REMOVAL OF TRUSTEE AND APPOINTMENT OF SUCCESSOR TRUSTEE FOR THE MARY D. GALBREATH TESTAMENTARY TENNESSEE NON-QTIP TRUST OF RECORD IN INSTRUMENT #20200106-0001470, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; KETURAH SUSANNE GALBREATH LOCKRIDGE AND PAULA LUCILLE GALBREATH WATSON WERE APPOINTED CO-SUCCESSOR TRUSTEES OF SAID TESTAMENTARY TRUSTS.

TRACT 2:

PROPERTY LYING AT THE WEST TERMINUS OF CELINA DRIVE IN THE THIRD COUNCIL DISTRICT OF METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE. BEING ALL OF THE LAND DEEDED TO EDWARD C. GALBREATH, JR. BY DEED RECORDED IN BOOK 5567, PAGE 488 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE NORTH RIGHT OF WAY LINE OF CELINA DRIVE AND AT THE SOUTHWEST CORNER OF LOT 102 OF "DALEMERE, SECTION 5" AS RECORDED IN PLAT BOOK 3600, PAGE 19, R.O.D.C.T.;

1. THENCE, WITH THE NORTH RIGHT OF WAY OF CELINA DRIVE, NORTH 87°18'33" WEST, 63.50 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE WEST TERMINUS OF CELINA DRIVE;

2. THENCE, WITH THE EAST LINE OF THE PROPERTY DEEDED TO EDWARD C. GALBREATH, III, TRUSTEE BY DEED RECORDED IN INSTRUMENT #20170209-0013562,

R.O.D.C.T., NORTH 00°46'17" EAST, 197.36 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";

3. THENCE, WITH A SOUTH LINE OF THE GALBREATH PROPERTY, NORTH 89°19'27" EAST, 72.60 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHWEST CORNER OF LOT 102;

4. THENCE, WITH THE WEST LINE OF LOT 102, SOUTH 03°21'47" WEST, 201.53 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 13,560 SQUARE FEET OR 0.31 ACRE, MORE OR LESS, ACCORDING TO AN ALTA/NSPS BY RAGAN SMITH DATED 4/30/2019, AND LAST REVISED 01/27/2020.

BEING THE SAME PROPERTY CONVEYED TO EDWARD C. GALBREATH JR., BY DEED OF RECORD IN BOOK 5567, PAGE 488, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. KETURAH SUSANNE GALBREATH LOCKRIDGE AND PAULA LUCILLE GALBREATH WATKINS (A/K/A PAULA LUCILLE GALBREATH WATSON) HAVE BEEN DULY-APPOINTED AS CO-ATTORNEYS-IN-FACT FOR SAID EDWARD C. GALBREATH, JR., PURSUANT TO THAT CERTAIN DURABLE POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20200114-0004740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

DESCRIPTION OF APPURTENANT EASEMENTS

PERMANENT INGRESS EGRESS EASEMENT FIFTY FEET (50') IN WIDTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, ACCORDING TO THAT ALTA/NSPS LAND TITLE SURVEY BY RAGAN SMITH ASSOCIATES LAST REVISED JANUARY 27, 2020:

LYING ON THE SOUTH SIDE OF HUNTERS LANE (50' RIGHT OF WAY), IN THE THIRD COUNCIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. RUNNING OVER AND ACROSS THE PROPERTY DEEDED TO THE GALBREATH FAMILY GENERAL PARTNERSHIP BY DEED RECORDED IN INSTRUMENT #20051020-0126466 IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.)

COMMENCING AT A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE SOUTH RIGHT OF WAY LINE OF HUNTERS LANE AND AT THE NORTHEAST CORNER OF THE PROPERTY DEEDED TO GLORIA ESTELLE MCCOOL MARTIN, TRUSTEE BY DEED RECORDED IN INSTRUMENT NUMBER 20021030-0132807, R.O.D.C.T.; THENCE, WITH THE SOUTH RIGHT OF WAY LINE OF HUNTERS LANE, SOUTH 86°06'44" EAST, 116.53 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES"; THENCE, CONTINUING WITH THE SOUTH RIGHT OF WAY LINE OF HUNTERS LANE AND WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 109.51 FEET, HAVING A RADIUS OF 4,680.00 FEET, A DELTA ANGLE OF 01°20'27", AND WITH A CHORD OF SOUTH 85°26'31" EAST, 109.51 FEET TO THE POINT OF BEGINNING;

1. THENCE, CONTINUING WITH THE SOUTH RIGHT OF WAY LINE OF HUNTERS LANE AND WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 50.00 FEET, HAVING A RADIUS OF 4,680.00 FEET, A DELTA ANGLE OF 00°36'44", AND WITH A CHORD OF SOUTH 84°27'56" EAST, 50.00 FEET TO A POINT;
THENCE, CROSSING THE GALBREATH FAMILY PROPERTY WITH THE FOLLOWING THREE CALLS (2 THROUGH 4):

2. SOUTH 05°10'47" WEST, 236.56 FEET TO A POINT;

3. NORTH 84°32'44" WEST, 50.00 FEET TO A POINT;

4. NORTH 05°10'47" EAST, 236.63 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 11,832 SQUARE FEET OR 0.27 ACRES, MORE OR LESS.

TOGETHER WITH GRADING EASEMENTS, BEING 10 FEET IN WIDTH AND LYING ADJACENT TO THE ENTIRE EAST AND WEST SIDES OF THE ABOVE DESCRIBED 50' INGRESS / EGRESS EASEMENT.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE GALBREATH FAMILY GENERAL PARTNERSHIP BY DEED OF RECORD IN INSTRUMENT #20051020-0126466, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B-1

DEPICTION OF APPURTENANT EASEMENTS

Know what's below. Call before you dig.

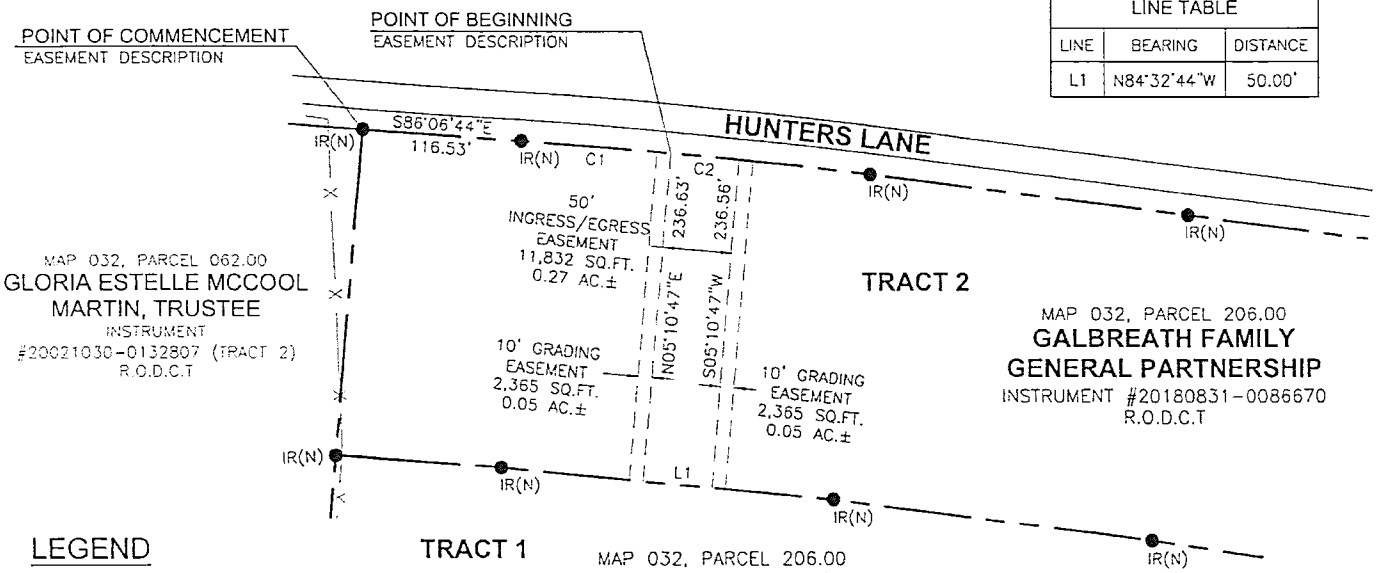
JOHN T. DARNALL REGISTERED LAND SURVEYOR AGRICULTURE CONVERSE TENNESSEE NO. 1571

1/27/2020

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	4680.00'	109.51'	1°20'27"	54.76	109.51'	S85°26'31"E
C2	4680.00'	50.00'	0°36'44"	25.00	50.00'	S84°27'56"E

0 100 200

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°32'44"W	50.00'



LEGEND

IR(N) IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")

-X—X- FENCE

R.O.D.C.T. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-03-07.

RAGAN SMITH ASSOCIATES

GALBREATH FAMILY PROPERTY
INGRESS/EGRESS EASEMENT

HUNTERS LANE, 3RD COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

"EXHIBIT B"-1"

DATE	JANUARY 27, 2020
APPROVED:	JTD
DRAWN:	KCK
SCALE:	1" = 100'
JOB NO.	18140
WK. ORDER	1265

G:\18140-1265\1-Survey\Exhibit\2020\2020-01-27 INGRESS-EGRESS ESMT\INGRESS-EGRESS EXHIBIT.dwg

20200131001678

EXHIBIT C

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2. All applicable governmental and zoning regulations.

3. All matters shown on Plat of record in Book 547, page 67, Register's Office, Davidson County, Tennessee.

4. Grant of Transmission Line Easement to USA of record in Book 2810, page 442, Register's Office, Davidson County, Tennessee.

5. Sanitary Sewer & Storm Drainage Easement of record in Book 7790, page 369, and Book 7790, page 391, Register's Office, Davidson County, Tennessee.

6. Boundary Line Agreement of record in Instrument #20190425-0038156, Register's Office, Davidson County, Tennessee.

7. The following note on the Final Plat of Dalemere Subdivision Section 5 of record in Plat Book 3600, page 19, Register's Office, Davidson County, Tennessee: "Not to be used as an individual building site unless approved by the planning commission."

8. Applications for Greenbelt Assessments of record in Instrument #20190211-0012535, #20190211-0012536, and in #20190211-0012537, Register's Office, Davidson County, Tennessee.

9. Easement for the flow of the water of unnamed creek and the rights of the public therein.

10. Rights of upper and lower riparian owners to the flow of the water of unnamed creek, free from diminution or pollution.

EXHIBIT D

CERTIFICATION OF TRUST

EXHIBIT "D"
CERTIFICATION OF TRUST
FOR
Mary D. Galbreath Item V Testamentary QTIP Trust
Mary D. Galbreath Testamentary Tennessee QTIP Trust
Mary D. Galbreath Testamentary Trust Non-QTIP Trust
U/T/W Mary Dunn Galbreath Will Book 6198, page2150775 Probate Court of Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned **Keturah Susanne Galbreath Lockridge** and **Paula Lucille Galbreath Watson** depose and say that they are at least 18 years of age and are the current acting Co-Successor Trustees under the above referenced Trusts U/T/W Mary Dunn Galbreath Will Book 6198, page 2150775 Probate Court of Davidson County, Tennessee (the "Testamentary Trusts").

1. The Testamentary Trusts are valid, existing trusts, having been created U/T/W Mary Dunn Galbreath Will Book 6198, page2150775 Probate Court of Davidson County, Tennessee.

2. (a.) The beneficial owner is Edward C. Galbreath, Jr.

   (b.) Edward C. Galbreath, Jr. has the authority to name successor trustees.

3. The administrative and/or managerial powers of the Trustee are:

   To act as a nominee and hold legal title to the properties described therein for the benefit of the beneficial owner, with full power to execute deeds, leases, mortgages and deeds of trust without the joinder of any beneficiary.

4. The Testamentary Trusts are irrevocable.

5. The current acting Co-Successor Trustees have the authority to sign all documents and instruments to bind the Testamentary Trusts.

6. Third parties are entitled to rely on the authority of the current acting Co-Successor Trustees.

7. Trust property is titled as follows: **Keturah Susanne Galbreath Lockridge** and **Paula Lucille Galbreath Watson** Co-Successor Trustees of the Testamentary Trusts.

8. To the best of the undersigned's knowledge, the Testamentary Trusts have not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

9. The Co-Successor Trustees are authorized by the Testamentary Trusts to sell, convey, pledge, mortgage, lease, or transfer title, to any interest in real or personal property, except as limited by the following: NONE.

10. Any person may rely upon this Certificate of Trust as proof of the existence of the Testamentary Trusts, and is relieved of any obligation or duty to verify that any transaction entered into by the Co-Successor Trustee(s) is consistent with the terms and conditions of the Testamentary Trusts.

11. This Certificate of Trust is executed as evidence of the existence of the Testamentary Trusts, the terms and conditions of which are incorporated herein by reference.

The statements contained in the Trust Certificate are true and correct and there are no other provisions in the Testamentary Trusts that limit the powers of the Co-Successor Trustees to sell, convey, pledge, mortgage, lease, or transfer title to interests in real or personal property.

This 30 day of January, 2020.

Keturah Susanne Galbreath Lockridge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOSH HAWKINS, a Notary Public, **Keturah Susanne Galbreath Lockridge**, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of January, 2020.

JOSH HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

Paula Lucille Galbreath Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOSH HAWKINS, a Notary Public, **Paula Lucille Galbreath Watson**, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of January, 2020.

JOSH HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

TRUE COPY CERTIFICATION

I, **KAY B. HOUSCH**, 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.

Kay B. Housch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, **MARJORIE A. HAINES**, a notary public for this county and state, **KAY B. HOUSCH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/02/2022

