BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 352864 DEEDWARR
02/04/2020 10:21:00 AM 4 pgs
Fees: $23.00 Taxes: $3,597.13

20200204-0012662

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $972,196.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN B. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-06-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephens Valley West, LLC	Stephens Valley West LLC	
(NAME)	(NAME)	
P/O 8423 Hwy 100 & 5948 Pasquo Rd.	2200 Abbott Martin Rd.	169-060 &169-058
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J. GREGORY HARDEMAN, EXECUTOR OF THE ESTATE OF W.E. STEPHENS, JR.(AS TO PARCEL 2) AND EQUITABLE TRUST COMPANY, TRUSTEE OF THE STEPHENS CHRISTIAN TRUST (AS TO PARCEL 1)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHENS VALLEY WEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1: Map & Parcel: 169-058

Being a tract of land lying in the 35th Council District of Davidson County, Nashville, Tennessee. Said tract being bounded on the East by W. E. Stephens, Jr., as recorded in Book 6890, Page 403, Register's Office of Davidson County, Tennessee (RODC); bounded on the South, West and North by the remainder of W.E. Stephens, Jr. Trustee of Stephens Christian Trust, as recorded in Instrument Number 20030123-0009492, RODC. Tract being more particularly described as follows:

Point of Commencement being a found concrete monument lying on said Southern ROW of Highway 100, being the Northwest corner of said W. E. Stephens, Jr. and the Northeast corner of said W. E. Stephens, Jr. Trustee of Stephens Christian Trust; thence leaving said ROW of Highway 100, with said common line of W. E. Stephens, Jr. and W. E. Stephens, Jr. Trustee of Stephens Christian Trust South 06°55'40" West 108.35 feet to a point being the true and actual Point of Beginning; thence with said common line South 06°55'40" West 508.42 feet to a point;

thence leaving said common line with a new severance line on, over and across said W.E. Stephens, Jr. Trustee of Stephens Christian Trust with the next (4) calls North 83°04'20" West 158.67 feet to a point;

thence North 06°55'40" East a distance of 227.27 feet to a point;

thence North 29°19'23" East a distance of 264.94 feet to a point;

thence North 64°51'03" East a distance of 68.13 feet to the point of beginning.

Tract contain 63,612 square feet, or 1.46 acres.

**RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215**

Bearings based on Tennessee State Plane Coordinate System.

Being part of the same property conveyed to W.E. Stephens, Jr., Trustee of Stephens Christian Trust by Warranty Deed from Music City Money, Inc., a Tennessee corporation, recorded on the 23rd day of January, 2003 in Instrument No. 20030123-0009492, in the Register's Office of Davidson County, Tennessee. W. E. Stephens, Jr. died on April 26, 2015, Equitable Trust Company was appointed to serve as Successor Trustee, pursuant to the Stephens Christian Trust.

Parcel 2: Map & Parcel: 169-060

Being a tract of land lying in the 35th Council District of Davidson County, Nashville, Tennessee. Said tract being bounded on the north by the southern right of way (ROW) of Highway 100, bounded on the east by Pasquo Church of Christ as recorded in Book 409, Page 230, Register's Office of Davidson County, Tennessee (RODC) and in Book 5105, Page 634, RODC, and by the western ROW of Pasquo Road (50' wide), bounded on the south by John T. Rochford as recorded in Instrument Number 201610110107716, RODC, and by Linda Annese Claxton and Ellen Kay Claxton as recorded in Instrument Number 201012200100938, RODC, and bounded on the west by W. E. Stephens, Jr., Trustee of Stephens Christian Trust. Tract being more particularly described as follows:

POINT OF BEGINNING being a found concrete monument lying on said southern ROW of Highway 100, being the northeast corner of said W. E. Stephens, Jr. and being the northwest corner of the herein described tract; thence along said southern ROW of Highway 100 along a curve to the left having an arc length of 374.94 feet, a radius of 1391.51, a central angle of 15°26'17" and having a chord bearing and distance of North 62°45'29" East 373.80 feet to a found iron rod with cap; thence along said Pasquo Church of Christ with the following: thence South 09°08'31" East 489.78 feet to a found 1"iron pipe; thence North 81°32'13" East 299.74 feet to a set iron rod with cap; thence along said western ROW of Pasquo Road South 02°19'55" East 741.70 feet to a found iron rod with "RAGAN" cap; thence along the common line of said Rochford and Claxtons North 82°19'04" West 853.26 feet to a found 5/8" iron rod; thence along the common line of said W. E. Stephens, Jr. North 06°55'40" East 901.95 feet to a the point of beginning.

Bearings based on Tennessee State Plane Coordinate System.

Tract contains 671,058 square feet, or 15.41 acres.

Being part of the same property conveyed to W. E. Stephens, Jr. by Warranty Deed from Third National Bank in Nashville, Executor C.T.A. of the Estate of William E. Stephens, III, recorded on the 18th day of June, 1986 in Deed Book 6890, Page 403, in the Register's Office of Davidson County, Tennessee. W. E. Stephens, Jr. died on April 26, 2015 leaving a Last Will and Testament that was probated under Docket No. P8012 in the Chancery Court of Williamson County, Tennessee. Under the aforesaid Will, J. Gregory Hardeman was appointed to serve as Executor of the Estate, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor, with power to sell the same pursuant to said Will.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as P/O 8423 Hwy 100 & 5948 Pasquo Rd., Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness my hand this 31 day of January, 2020

ESTATE OF W.E. STEPHENS, JR.

BY: _____

J. GREGORY HARDEMAN, EXECUTOR

EQUITABLE TRUST COMPANY, TRUSTEE OF THE STEPHENS CHRISTIAN TRUST

BY: _____

CYNTHIA L. JONES, SENIOR VICE PRESIDENT AND TRUST OFFICER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, J. Gregory Hardeman 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 the Executor of the Estate of W.E. Stephens, Jr., and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 31st day of January, 2020.

Commission expires:

BONITA MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-05-2023

Bonita Martin
Notary Public

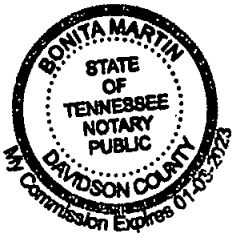
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Cynthia L. Jones with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Senior Vice President and Trust Officer of Equitable Trust Company, Trustee of the Stephens Christian Trust, and who further acknowledged that she is authorized to execute the within instrument as Senior Vice President and Trust Officer of Equitable Trust Company, Trustee of the Stephens Christian Trust.

Witness my hand and official seal this 31st day of January, 2020.

Commission expires:



Bonita Martin

Notary Public