WARRANTY DEED

Karen Johnson Davidson County
Batch# 353519 **DEEDWARR**
02/05/2020 09:56:16 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20200205-0013297

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Green Light LLC	Green Light LLC	086-00-0-235.00
(NAME)	(NAME)	
106 Mission Court, Ste. 604B	106 Mission Court, Ste. 604B	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(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, I, **Allen M. Gregory,** an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Green Light LLC,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 3783 Hoggett Ford Road, Hermitage, TN 37076
(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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on survey performed by Theodore Joseph Stevenson II, TN RLS #2136 of Ragan Smith, Job No. 19165, dated September 25, 2019; all of record in the Register's Office for Davidson County, Tennessee.

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

Allen M. Gregory

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Allen M. Gregory, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of January, 2020.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A CERTAIN PARCEL OF LAND LYING IN THE FOURTEENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF HOGGETT FORD ROAD, NORTH 81 DEGREES 52 MINUTES EAST, 167 FEET FROM THE CENTERLINE INTERSECTION OF STONEWATER DRIVE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED, DALE & ASSOCIATES, IN THE NORTHERLY RIGHT-OF-WAY LINE OF HOGGETT FORD ROAD, AT THE SOUTHEASTERLY CORNER OF SOUTHEASTERN DEVELOPMENT ENTERPRISE LLC, OF RECORD AS INSTRUMENT NUMBER 20171020-0107489, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE) AND SHOWN AS OPEN SPACE/P.U.D.E. ON THE PLAT ENTITLED, HERMITAGE POINT, PHASE 1, OF RECORD AS INSTRUMENT NUMBER 20190225-0016873, R.O.D.C.T. AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID SOUTHEASTERN DEVELOPMENT ENTERPRISE LLC, ALONG A WOVEN WIRE FENCE, NORTH 12 DEGREES 48 MINUTES 06 SECONDS WEST, 805.27 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP, AT THE SOUTHWESTERLY CORNER OF LOT 55 AS SHOWN ON THE PLAT ENTITLED, FLEETWOOD SUBDIVISION, PHASE TWO, OF RECORD IN PLAT BOOK 6900, PAGE 738, R.O.D.C.T.;

THENCE, WITH LOTS 53, 54, 55 AND THE OPEN SPACE OF SAID FLEETWOOD SUBDIVISION, PHASE TWO, SOUTH 82 DEGREES 56 MINUTES 59 SECONDS EAST, 376.42 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE NORTHWESTERLY CORNER OF LOT 41 AS SHOWN ON THE PLAT ENTITLED, FLEETWOOD SUBDIVISION, PHASE TWO, OF RECORD IN PLAT BOOK 6900, PAGE 738, R.O.D.C.T.;

THENCE, WITH LOTS 28 THROUGH 41 OF SAID FLEETWOOD SUBDIVISION, PHASE TWO, SOUTH 00 DEGREES 14 MINUTES 22 SECONDS WEST, 762.87 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP, IN THE NORTHERLY RIGHT-OF-WAY LINE OF HOGGETT FORD ROAD;

THENCE, WITH SAID RIGHT-OF-WAY, NORTH 82 DEGREES 55 MINUTES 41 SECONDS WEST, 193.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 215,810 SQUARE FEET OR 4.95 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ALLEN M. GREGORY FROM GLENN C. CHANDLER BY WARRANTY DEED OF RECORD AS INSTRUMENT NUMBER 20050914-0110756, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.