Name and Address of New Owner:
Taurus McCain
2626 Forest View Drive
Nashville, TN 37013

Send Tax Bills To:
Taurus McCain
2626 Forest View Drive
Nashville, TN 37013

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 058-00-0-139.00

Karen Johnson Davidson County
Batch# 369673 DEEDWARR
03/09/2020 02:42:30 PM 17 pgs
Fees: $88.00 Taxes: $1,036.00
20200309-0026367

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, James Watkins and Bertha Clark as members of the Bryant Wood Trace General Partnership; Jayme Kim Watkins as Heir of Audrey Watkins; Jo E Bryant, Joel Orr, Keith Evans Bryant, Joel Bryant, Valerie Brown , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Guerrier Development, LLC ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots 7 & 8, as shown on the map entitled Bryant Wood Tract Subdivision, Phase 1 , of record as Instrument No, 20010102-00023169, register's Office for Davidson Count, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee and being Parcel I39 on Tax Map 58, and being more particularly described. as follow:

Beginning at an old concrete monument. in the east margin of Homeland Drive.

said monument being 591.56' south of the south margin of Echo Lane and proceeding as follows:

1. With the south line of Lot 216 of Homeland Heights, Section 3, of record in Book 3700, Page 55, R.0.D.C., South 85 deg. 01'35" east 3 distance of 569.48' to an old concrete monument, thence

2. North 12 deg. 51' 02" east a distance of 111.8; to an old concrete monument, at the southwest corner of the Gill property, thence

3. With Gill's south, line North 66 deg. 34' 15" east a distance of 293.94' to an old iron pin at Gill's southeast corner and the southwest corner of the Griner property, thence

4. With Griner's south line North 65 deg. 21' 50" cast a distance of 296.72' to an old iron pin at Griner's southeast comer, thence

5. With the west line of Homeland Heights, Part One, (not Of record) south 17 deg. 02' 20" east a distance of 568.34' to a new concrete monument, thence

6. With the south line of Lot #1 of Homeland Heights, Part One North 78 deg. 45' 09" east a distance of 378.36' to an old concrete monument, thence

7. Around a curve to the lefi in an easterly direction, said curve having a radius of 20.00' a distance of 30.391 to an old concrete monument in the west margin of Clarksville Pike, thence

8. With the west margin of Clarksville Pike South 12 deg. 08' 35" east a distance of 89. 76' to an old concrete monument, thence

9. Leaving the west margin of Clarksville Pike around a curve to the left in a westerly direction, said curve having a radius of 20.00' a distance of 31.35' to an old concrete monument, thence .

10. With the north line of the Rich property South 78 deg. 48' 07" west a distance of 379.01' to a new concrete monument at the northwest corner of the Rich property, thence

11. With the west line of the Rich property South 9 deg. 18' 53" east a distance of 469.45', passing through an old iron pin at the distance of 229.7' to a new iron pin in the north right-of- way of Briley Parkway, thence

12. With the north right-of-way of Briley Parkway, South 87 deg. 14' 20" west at distance of 4.36' to a state right-of-way monument, thence

13. South 58 deg.45'32" west a distance of 309.79' to a state right-of-way monument, thence

14. Leaving the north right-of-way of Briley Parkway North 18 deg. 25' 28" west a distance of 43.06' to an old iron pin, thence

15. South 72 deg. 22'47" west a distance of 144.19" to an old iron pin at the northeast comer of the Coomer property, thence

16. South 70 deg. 14'35" West a distance of 150.33' to an old iron pin at the northeast corner of the Booth property, thence

17. With the Booth's north line South 67 deg. 52' 47" west a distance of 42.07' to an old iron pin, thence

18. Continuing with Booth's north line South 59 deg. 00'25" west a distance of 503.78' to an old concrete monument in the east margin of Homeland Drive, thence with the cast margin of Homeland Drive the following calls;

19. North 31 deg. 01' 38" West a distance of 245.583 to a new iron pin; thence

20. With a curve to the right in a northerly direction, having a radius of 1436.92' at distance of 534.03' to a new iron pin, thence

21. North 9 deg. 44' west a distance of 158.31' to a new iron pin, thence

22. With a curve to the right in a northerly direction having a radius of 1407.70' at distance of 363.61' to a new iron pin, thence

23. North 5 deg. 04' east a distance of 18.8' to the point of beginning containing 32.02 acres, more or less, per survey dated 4-4-96 by Turner Engineering Company and being Issue No. 2, Job #982, W.O. 7092.

Being a portion of the same property conveyed to Audrey B. Watkins, of Davidson County, Tennessee, Valerie A. Brown of Robertson County, Tennessee, Jo-Ellen Bryant of Maricopa County, Arizona, Joel Evans Bryant, Jr., of Wichita County, Texas, Keith Evans Bryant of Bexar County, Texas and Joel Orr of Rutherford County, Tennessee, by Quitclaim Deed from Audrey B. Watkins and Valerie A. Brown, Trustees of the Ellen L. Bryant Revocable Living Trust, recorded on August 01, 2012 of Instrument No. 20120601-0047829, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4349 Clarksville Pike, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of January, 2020.

BRYANT WOOD TRACE GENERAL PARTNERSHIP

By: James P. Watkins
James P. Watkins, Partner

By: Jamye Watkins Jenkins
Jamye Watkins Jenkins, Partner

By: Valerie Brown
Valerie Brown, Partner

By: Bertha Clark
Bertha Clark, Partner

By: Joel Evans Bryant Jr. BY Valerie Brown Attorney in fact
Joel Evans Bryant, Jr., Partner

By: Keith Evans Bryant BY Valerie Brown Attorney in fact
Keith Evans Bryant, Partner

By: Joel Orr BY Valerie Brown Attorney in fact
Joel Orr, Partner

INDIVIDUAL SELLERS

James P. Watkins
James P. Watkins

Jamye Watkins Jenkins
Jamye Watkins Jenkins FKA Jamye Watkins

Valerie A. Brown
Valerie A. Brown

Jo E Bryant
By Valerie Brown
attorney in fact
Jo-Ellen Bryant

Joel Evans Bryant, Jr
By Valerie Brown
attorney in fact
Joel Evans Bryant, Jr.

Joel Orr
By Valerie Brown
attorney in fact
Joel Orr

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Bertha S Clark, James Watkins, Jayme Kim Watkins, Jo E Bryant, Joel Orr, Valerie Brown as Members of the Bryant Wood Trace GP, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselvesf to be the Authorized Members of Bryant Wood Trace, a General Partnership, the within named bargainor, and they as such Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of of Bryant Wood Trace, by themselves as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of February, 2019. 20 JB

Notary Public
My Commission Expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-9-2022

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Bertha S Clark, James Watkins, Jayme Kim Watkins, Jo E Bryant, Joel Orr, Valerie Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged to be the within named, and that she did execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 2/18/20.

My Commission Expires: 11/8/22

Notary Public

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 19th th day of February, 2020.

Notary Public
My commission expires: 5-3-21
File No. 2020-879

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Jo-Ellen Bryant

Joel Evans Bryant, Jr.

Joel Orr

STATE OF AZ
COUNTY OF MARICOPA

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, ~~Bertha S Clark, James Watkins, Jayme Kim Watkins~~, Jo E Bryant, ~~Joel Orr, Valerie Brown~~ as Members of the Bryant Wood Trace GP, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselvesf to be the Authorized Members of Bryant Wood Trace, a General Partnership, the within named bargainor, and they as such Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of of Bryant Wood Trace, by themselves as Managing Member.

Witness my hand and official seal at MARICOPA, ~~Tennessee~~ ARIZONA, this 18 day of FEB, ~~2019~~ 2020.

Notary Public MELINDA AHANSEN
My Commission Expires: 2-10-2024

MELINDA A HANSEN
Notary Public - Arizona
Maricopa County
Commission # 575133
My Comm. Expires Feb 10, 2024

STATE OF ~~Tennessee~~ ARIZONA
COUNTY OF ~~Davidson~~ MARICOPA

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Bertha S Clark, James Watkins, Jayme Kim Watkins~~, Jo E Bryant, ~~Joel Orr, Valerie Brown~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged to be the within named, and that she did execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 18 FEB 2020.

My Commission Expires: 2-10-2024

Notary Public MELINDA A HANSEN

MELINDA A HANSEN
Notary Public - Arizona
Maricopa County
Commission # 575133
My Comm. Expires Feb 10, 2024

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ ARIZONA)
)
COUNTY OF ~~DAVIDSON~~ MARICOPA)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18 th day of FEB, 2020.

MELINDA A HANSEN
Notary Public - Arizona
Maricopa County
Commission # 575133
My Comm. Expires Feb 10, 2024

Notary Public MELINDA A HANSEN
My commission expires: 2-10-2024
File No. 2020-879

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of January, 2020.

BRYANT WOOD TRACE GENERAL PARTNERSHIP

By: _____
James P. Watkins, Partner

By: _____
Jamye Watkins Jenkins, Partner

By: _____
Valerie Brown, Partner

By: _____
Bertha Clark, Partner

By: Joel Evans Bryant Jr. PARTNER
Joel Evans Bryant, Jr., Partner

By: _____
Keith Evans Bryant, Partner

By: _____
Joel Orr, Partner

INDIVIDUAL SELLERS

_____
James P. Watkins

_____
Jamye Watkins Jenkins FKA Jamye Watkins

_____
Valerie A. Brown

Jo-Ellen Bryant

Joel Evans Bryant, Jr.

Joel Orr

STATE OF Texas
COUNTY OF Wichita

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Bertha S Clark, James Watkins, Jayme Kim Watkins, Jo E Bryant, Joel Orr, Valerie Brown as Members of the Bryant Wood Trace GP, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselvesf to be the Authorized Members of Bryant Wood Trace, a General Partnership, the within named bargainor, and they as such Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of of Bryant Wood Trace, by themselves as Managing Member.

Witness my hand and official seal at Wichita, ~~Tennessee~~ Texas, this 18th day of Feb, ~~2019.~~ 2020 SD.

Notary Public
My Commission Expires: 02-06-2021

SERA DAUGHERTY
Notary Public, State of Texas
Notary ID 871184-2
My Commission Exp. 02-06-2021

STATE OF ~~Tennessee~~ TEXAS SD
COUNTY OF ~~Davidson~~ WICHITA SD

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Bertha S Clark, James Watkins, Jayme Kim Watkins, Jo E Bryant, Joel Orr, Valerie Brown~~ Joel E Bryant SD, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged to be the within named, and that she did execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on February 18, 2020

My Commission Expires: 02-06-2021

Sera Daugherty
Notary Public

SERA DAUGHERTY
Notary Public, State of Texas
Notary ID 871184-2
My Commission Exp. 02-06-2021

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ TEXAS)
)
COUNTY OF ~~DAVIDSON~~ WICHITA)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeff Evans Byrd Jr.
(Affiant)

Sworn to and subscribed before me this
18th th day of Feb, 2020.

SERA DAUGHERTY
Notary Public, State of Texas
Notary ID 871184-2
My Commission Exp. 02-06-2021

Sera Daugherty
Notary Public
My commission expires: 02-06-2021
File No. 2020-879

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of January, 2020.

BRYANT WOOD TRACE GENERAL PARTNERSHIP

By: _____
James P. Watkins, Partner

By: _____
Jamye Watkins Jenkins, Partner

By: _____
Valerie Brown, Partner

By: _____
Bertha Clark, Partner

By: _____
Joel Evans Bryant, Jr., Partner

By: Keith E B
Keith Evans Bryant, Partner

By: _____
Joel Orr, Partner

INDIVIDUAL SELLERS

_____
James P. Watkins

_____
Jamye Watkins Jenkins FKA Jamye Watkins

_____
Valerie A. Brown

Jo-Ellen Bryant

Joel Evans Bryant, Jr.

Joel Orr

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Keith E. Bryant CF ~~Bertha S Clark, James Watkins, Jayme Kim Watkins, Jo E Bryant, Joel Orr, Valerie Brown~~ as Members of the Bryant Wood Trace GP, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselvesf to be the Authorized Members of Bryant Wood Trace, a General Partnership, the within named bargainor, and they as such Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of of Bryant Wood Trace, by themselves as Managing Member.

Witness my hand and official seal at San Antonio, TX, CF ~~Tennessee~~, this 19 day of February, ~~2019.~~ 2020 CF

Cynthia Flores

CYNTHIA FLORES
Notary ID #126922375
My Commission Expires
November 20, 2022

Notary Public
My Commission Expires: 11-20-22

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Bertha S Clark, James Watkins, Jayme Kim Watkins, Jo E Bryant, Joel Orr, Valerie Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged to be the within named, and that she did execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on _____.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of January, 2020.

BRYANT WOOD TRACE GENERAL PARTNERSHIP

By: _____
James P. Watkins, Partner

By: _____
Jamye Watkins Jenkins, Partner

By: _____
Valerie Brown, Partner

By: _____
Bertha Clark, Partner

By: _____
Joel Evans Bryant, Jr., Partner

By: _____
Keith Evans Bryant, Partner

By: Joel Orr
Joel Orr, Partner

INDIVIDUAL SELLERS

_____
James P. Watkins

_____
Jamye Watkins Jenkins FKA Jamye Watkins

_____
Valerie A. Brown

Jo-Ellen Bryant

Joel Evans Bryant, Jr.

Joel Orr

Joel Orr

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Bertha S Clark, James Watkins, Jayme Kim Watkins, Jo E Bryant, Joel Orr, Valerie Brown as Members of the Bryant Wood Trace GP, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselvesf to be the Authorized Members of Bryant Wood Trace, a General Partnership, the within named bargainor, and they as such Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of of Bryant Wood Trace, by themselves as Managing Member.

Witness my hand and official seal at NASHVILLE, Tennessee, this 18TH day of FEBRUARY, ~~2019~~ 2020 NK

Notary Public
My Commission Expires: 3-8-22

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Bertha S Clark, James Watkins, Jayme Kim Watkins, Jo E Bryant, Joel Orr, Valerie Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged to be the within named, and that she did execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 2/18/2020.

My Commission Expires: 3-8-22

Notary Public

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th th day of FEBRUARY, 2020.

Notary Public
My commission expires: 3-8-22
File No. 2020-879

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

