RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013199

WARRANTY DEED

Karen Johnson Davidson County
Batch# 375927 DEEDWARR
03/23/2020 12:25:30 PM 6 pgs
Fees: $33.00 Taxes: $2,368.00
20200323-0031485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2020

NOTARY PUBLIC

My commission expires: 8-1-22

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Becker Realty Rayford, LLC 3009 Post Oak Blvd. Suite 1200 Houston, TX 77056	Same address as new owner	123-00-0-023.00/123-00-0-084.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Forty Thousand and 00/100 Dollars ($640,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **OLD SOUTH CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **BECKER REALTY RAYFORD, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

TRACT 1 OF THE DIVISION OF LANDS AT BAKERS GROVE
PART OF MAP 123, PARCELS 23 & 84
IN THE HERMITAGE TOWNSHIP
DAVIDSON COUNTY TENNESSEE

BEING A CERTAIN PORTION OF LAND SITUATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. SAID LAND BEING PART OF THE LANDS OF OLD SOUTH CONSTRUCTION, LLC (OSC) AS DESIGNATED ON TAX MAP 123, PARCELS 23 AND 84 AS DESCRIBED IN INSTRUMENT # 20161005-0105239 RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY (R.O.D.C.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF ARBOR CREST SUBDIVISION (DOCUMENT NO. 200711290138522) AND THE SOUTHWEST CORNER OF THE LANDS OF OSC OF WHICH THIS IS A PART, AND ON THE BOUNDARY OF THE LANDS OF THE UNITED STATES OF AMERICA OF

PERCY PRIEST LAKE; THENCE LEAVING ARBOR CREST SUBDIVISION AND WITH SAID LAKE LANDS, N08°26'49"E, A DISTANCE OF 478.10 FEET TO A CONCRETE MONUMENT AT A CORNER WITH THE LANDS OF LORA AND FORREST RUSSELL (DOCUMENT NO. 20041228-0152622) . THENCE LEAVING SAID LAKE LANDS AND WITH RUSSELL, N07°48'49"E, A DISTANCE OF 320.80 FEET TO A POINT BEING ON THE SOUTHERLY BOUNDARY OF LORA AND FORREST RUSSELL (DOCUMENT NO. 20041228-0152622). THENCE, ALONG THE SOUTHERLY BOUNDARY OF RUSSELL AND THE ORIGINAL NORTH LINE OF SAID OSC LANDS, S80°19'43"E, A DISTANCE OF 272.60 FEET TO AN IRON REBAR, BEING THE SOUTHEAST CORNER OF RUSSELL, ALSO BEING THE SOUTHWEST CORNER OF ERNEST G. WILSON (DB 6945, PG 163)); THENCE, WITH THE SOUTHERLY LINE OF WILSON, S82°00'46"E, A DISTANCE OF 47.60 FEET TO A SET IRON ROD AND CAP; THENCE LEAVING WILSON AND THE ORIGINAL NORTH LINE OF OSC, AND WITH THE WEST LINE OF PROPOSED TRACT 2, S12°06'52"W, A DISTANCE OF 789.20 FEET TO A POINT IN THE NORTH LINE OF THE AFOREMENTIONED ARBOR CREST SUBDIVISION; THENCE LEAVING TRACT 2 AND WITH SAID ARBOR CREST SUBDIVISION, N82°48'46"W, A DISTANCE OF 266.17 FEET TO THE POINT OF BEGINNING. CONTAINING 5.314 ACRES, MORE OR LESS.

PREPARED BY ROGER HARRAH (RLS 2039)

TRACT 2 OF THE DIVISION OF LANDS AT BAKERS GROVE
PART OF MAP 123, PARCELS 23 & 84
IN THE HERMITAGE TOWNSHIP
DAVIDSON COUNTY TENNESSEE

BEING A CERTAIN PORTION OF LAND SITUATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. SAID LAND BEING PART OF THE LANDS OF OLD SOUTH CONSTRUCTION, LLC (OSC) AS DESIGNATED ON TAX MAP 123, PARCELS 23 AND 84 AS DESCRIBED IN INSTRUMENT # 20161005-0105239 RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY (R.O.D.C.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ARBOR CREST SUBDIVISION (DOCUMENT NO. 200711290138522) AND THE SOUTHWEST CORNER OF THE LANDS OF OLD SOUTH CONSTRUCTION (DOCUMENT NO. 20161005-01052339) OF WHICH THIS IS A PART; THENCE ALONG THE NORTH LINE OF SAID ARBOR CREST SUBDIVISION, S82°48'46"E, A DISTANCE OF 266.17 FEET TO A SET IRON ROD AND CAP AT THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT 2 AND IT'S TRUE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING AND ALONG SAID NORTH LINE OF ARBOR CREST SUBDIVISION, S82°48'46"E, A DISTANCE OF 265.34 FEET TO A SET IRON ROD AND CAP AT THE SOUTHWEST CORNER OF PROPOSED TRACT 3; THENCE LEAVING SAID NORTH LINE OF ARBOR CREST AND WITH THE WEST LINE OF PROPOSED TRACT 3; N15°54'08"E, A DISTANCE OF 790.98 FEET TO A SET IRON ROD IN THE NORTH LINE OF THE THIS ORIGINAL TRACT OF LAND OF WHICH THIS IS A PART AND AT THE NORTHWEST CORNER OF SAID TRACT 3; THENCE LEAVING SAID TRACT 3 AND WITH SAID NORTH LINE, N82°00'46"W, A DISTANCE OF 317.43 FEET TO A SET IRON ROD AND CAP AT THE NORTHEAST CORNER OF PROPOSED TRACT 1; THENCE, LEAVING SAID NORTH LINE AND WITH THE EAT LINE OF SAID TRACT 1, S12°06'52"W, A DISTANCE OF 789.20 FEET TO THE POINT OF BEGINNING. CONTAINING 5.249 ACRES, MORE OR LESS.

PREPARED BY ROGER HARRAH (RLS 2039)

TRACT 3 OF THE DIVISION OF LANDS AT BAKERS GROVE
PART OF MAP 123, PARCELS 23 & 84
IN THE HERMITAGE TOWNSHIP
DAVIDSON COUNTY TENNESSEE

BEING A CERTAIN PORTION OF LAND SITUATED IN THE 12TH CIVIL

DISTRICT OF DAVIDSON COUNTY, TENNESSEE. SAID LAND BEING PART OF THE LANDS OF OLD SOUTH CONSTRUCTION, LLC (OSC) AS DESIGNATED ON TAX MAP 123, PARCELS 23 AND 84 AS DESCRIBED IN INSTRUMENT # 20161005-0105239 RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY (R.O.D.C.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ARBOR CREST SUBDIVISION (DOCUMENT NO. 200711290138522) AND THE SOUTHWEST CORNER OF THE LANDS OF OLD SOUTH CONSTRUCTION (DOCUMENT NO. 20161005-01052339) OF WHICH THIS IS A PART; THENCE ALONG THE NORTH LINE OF SAID ARBOR CREST SUBDIVISION, S82°48'46"E, A DISTANCE OF 531.51 FEET TO A SET IRON ROD AND CAP AT THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT 3 AND IT'S TRUE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING AND WITH A NEW DIVISION LINE THROUGH ORIGINAL OSC LANDS AND ALSO ALONG THE EAST LINE OF PROPOSED TRACT 2; N15°54'08"E, A DISTANCE OF 790.98 FEET TO AN IRON REBAR SET IN THE NORTH LINE OF THE LANDS SAID OSC OF WHICH THIS IS A PART, AND AT THE NORTHEAST CORNER OF SAID TRACT 2; THENCE LEAVING SAID TRACT 2 AND WITH SAID NORTH LINE THE FOLLOWING 3 COURSES; S85°03'47"E, A DISTANCE OF 275.88 FEET TO AN IRON REBAR; THENCE, S84°51'01"E, A DISTANCE OF 140.78 FEET TO AN IRON REBAR; THENCE, S84°11'32"E, A DISTANCE OF 234.80 FEET TO A CONCRETE MONUMENT AT A CORNER OF THE LANDS OF THE UNITED STATES OF AMERICA BOUNDARY LIMITS OF PERCY PRIEST LAKE; THENCE CONTINUE WITH SAID ORIGINAL OSC BOUNDARY AND SAID LAKE LANDS; S69°02'15"W, A DISTANCE OF 131.30 FEET TO AN IRON ROD; THENCE, S68°36'40"W, A DISTANCE OF 144.32 FEET TO A SET IRON ROD AND CAP AT A CORNER OF SAID LAKE LANDS AND PROPOSED TRACT 4; THENCE LEAVING SAID LAKE LANDS AND WITH SAID TRACT 4; S57°55'21"W, A DISTANCE OF 262.73 FEET TO A POINT; THENCE, S08°22'56"W, A DISTANCE OF 506.18 FEET TO A SET IRON ROD AND CAP AT THE SOUTHWEST CORNER OF SAID TRACT 4 AND ON THE NORTH LINE OF THE AFOREMENTIONED ARBOR CREST SUBDIVISION; THENCE WITH SAID NORTH LINE; N82°48'46"W, A DISTANCE OF 314.46 FEET TO THE POINT OF BEGINNING. CONTAINING 6.017 ACRES, MORE OR LESS.

PREPARED BY ROGER HARRAH (RLS 2039)

TRACT 4 OF THE DIVISION OF LANDS AT BAKERS GROVE
PART OF MAP 123, PARCELS 23 & 84
IN THE HERMITAGE TOWNSHIP
DAVIDSON COUNTY TENNESSEE

BEING A CERTAIN PORTION OF LAND SITUATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. SAID LAND BEING PART OF THE LANDS OF OLD SOUTH CONSTRUCTION, LLC (OSC) AS DESIGNATED ON TAX MAP 123, PARCELS 23 AND 84 AS DESCRIBED IN INSTRUMENT # 20161005-0105239 RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY (R.O.D.C.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ARBOR CREST SUBDIVISION (DOCUMENT NO. 200711290138522) AND THE SOUTHWEST CORNER OF THE LANDS OF OLD SOUTH CONSTRUCTION (DOCUMENT NO. 20161005-01052339) OF WHICH THIS IS A PART; THENCE ALONG THE NORTH LINE OF SAID ARBOR CREST SUBDIVISION, S82°48'46"E, A DISTANCE OF 845.96 FEET TO A SET IRON ROD AND CAP AT THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT 4 AND IT'S TRUE POINT OF BEGINNING. THENCE FROM THE BEGINNING AND WITH A NEW DIVISION THROUGH THE ORIGINAL OSC LANDS AND THE WEST LINE OF PROPOSED TRACT 3, N08°22'56"E, A DISTANCE OF 506.18 FEET TO A POINT; THENCE, N57°55'21"E, A DISTANCE OF 262.73 FEET TO A POINT AT A CORNER TO UNITED STATES OF AMERICA BOUNDARY LIMITS OF PERCY PRIEST LAKE; THENCE

LEAVING SAID PROPOSED TRACT 3 AND WITH SAID LAKE BOUNDARY LIMITS; S56°59'34"E, A DISTANCE OF 233.82 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF THE LANDS OF PAUL BINGE (INST #20100823-00662566); THENCE LEAVING SAID LAKE BOUNDARY AND WITH SAID BINGE LANDS; S31°04'00"W, A DISTANCE OF 353.51 FEET TO AN IRON REBAR; THENCE, S84°34'37"E, A DISTANCE OF 44.84 FEET TO AN IRON REBAR; THENCE,. S79°39'55"E, A DISTANCE OF 188.37 FEET TO AN IRON REBAR; THENCE S03°07'53"E, A DISTANCE OF 86.81 FEET TO AN IRON REBAR AT THE SOUTHWEST CORNER OF SAID BINGE LANDS AND THE NORTHWEST CORNER OF PROPOSED LOT 5; THENCE LEAVING SAID BINGE LANDS AND WITH SAID TRACT 5; S14°10'00"E, A DISTANCE OF 164.16 FEET TO AN IRON REBAR AT THE NORTHWEST CORNER OF A CEMETERY PARCEL AND A CORNER ON THE NORTH LINE SAID ARBOR CREST SUBDIVISION; THENCE WITH SAID NORTH LINE, N82°48'46"W, A DISTANCE OF 589.58 FEET TO THE POINT OF BEGINNING. CONTAINING 5.953 ACRES, MORE OR LESS.

PREPARED BY ROGER HARRAH (RLS 2039)

Being a portion of the same property conveyed to Old South Construction LLC, a Tennessee limited liability company by Warranty Deed from James Buford Tune & wife Judy E Tune dated September 28, 2016 and recorded October 5, 2016 in Instrument No 20161005-0105239, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 28th day of February, 2020.

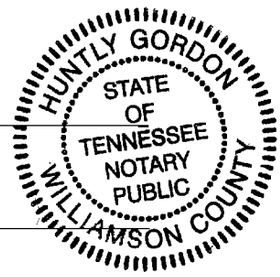
OLD SOUTH CONSTRUCTION, LLC

BY: _____
JAMES C.D. FRANKS, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of February, 2020, before me, appeared JAMES C.D. FRANKS, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Old South Construction, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Old South Construction, LLC, and said authorized agent acknowledged said instrument to be the free act of deed of said Old South Construction, LLC.

WITNESS my hand and seal, this the 28th day of February, 2020.



_____
Notary Public

Huntly Gordon
Printed Notary Name

My commission expires: 8-1-22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon 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: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022