Karen Johnson Davidson County
Batch# 465343 DEEDWARR
08/27/2020 09:53:30 AM 6 pgs
Fees: $33.00 Taxes: $2,553.00
20200827-0097161

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2427

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of August, 2020

Notary Public

Commission Expires: July 5, 2021

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul Huynh 2243 Ingram Road Whites Creek, TN 37189	Synovus Bank 1033 Demonbreun St. Ste 200 Nashville, TN 37203	031-00-0-066.00

WARRANTY DEED

FOR AND IN 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/WE,

Jimmy Vaughn and wife, Barbara Vaughn

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Huynh, unmarried man

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:

Being a certain portion or tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Being more particularly described as follows:

Beginning at an iron rod found at the southeast corner of Lot 2 of the Resubdivision of lot 2 Pewitt Burke subdivision, as recorded in plat book 8260 page 377. Thence; along the east line of lot 2, N 39°-00'-31" E a total distance of 42.78' to a an iron rod found. Thence; along the south line of Tax Map 31 Parcel 157.00 the following Twenty Two (22) calls: along a curve to the right having a central angle of 07°-00'-13" with a radius of 229.11' a length of 28.01' and a chord bearing of S 49°-55'-18" E and a chord distance of 27.99' to an iron rod found. Thence; S 46°-25'-12" E a total distance of 251.89' to a an iron rod found. Thence; S 45°-10'-37" E a total distance of 217.74' to a an iron rod found. Thence; along a curve to the left having a central angle of 29°-09'-47" with a radius of 209.08' a length of 106.42' and a chord bearing of S 59°-45'-26" E and a chord distance of 105.27' Thence; S 74°-20'-20" E a total distance of 108.91' to a an iron rod found. Thence; S 77°-35'-30" E a total distance of 48.82' to a an iron rod found. Thence; along a curve to the left having a central angle of 34°-22'-19" with a radius of 62.01' a length of 37.20' and a chord bearing of N 85°-13'-37" E and a chord distance of 36.64' to an iron rod found. Thence; N 68°-02'-27" E a total distance of 112.16' to a an iron rod found. Thence; N 61°-16'-44" E a total distance of 16.91' to a an iron rod found. Thence; N 47°-15'-2006" E a total distance of 107.26' to a an iron rod found. Thence; N 68°-45'-47" E a total distance of 18.84' to a an iron rod found. Thence; N 34°-25'-21" E a total distance of 24.82' to a an iron rod found. Thence; N 56°-59'-21" E a total distance of 50.86' to a an iron rod found. Thence; N 82°-47'-02" E a total distance of 26.63' to a an iron rod found. Thence; N 25°-01'-03" E a total distance of 42.23' to a an iron rod found. Thence; N 55°-29'-35" E a total distance of 86.03' to a an iron rod found. Thence; S 74°-09'-13" E a total distance of 40.42' to a an iron rod found. Thence; S 45°-39'-07" E a total distance of 35.90' to a an iron rod found. Thence; S 16°-09'-20" E a total distance of 40.66' to a an iron rod found. Thence; S 24°-07'-17" W a total distance of 18.33' to a an iron rod found. Thence; S 50°-39'-26" E a total distance of 52.17' to a an iron

rod found. Thence; S 77°-25'-44" E a total distance of 1145.98' to a an iron rod found. Thence; along the common line of Tax Map 32 Parcel 136.00 S 02°-10'-30" W a total distance of 159.97' to a an iron rod found. Thence along the common lines of Tax Map 31 Parcel 11.00 the following Four (4) calls: S 71°-19'-28" W a total distance of 1902.01' to a 48" oak tree found. Thence; S 46°-13'-54" W a total distance of 531.99' to 28" oak tree found. Thence; S 17°-39'-09" W a total distance of 208.91' to a an iron rod found. Thence; S 17°-57'-47" W a total distance of 119.21' to a an iron rod found. Thence along the common line of Tax Map 31 Parcel 152.00 the following Three (3) calls: S 25°-07'-21" W a total distance of 369.13' to a 28" oak tree found. Thence; S 21°-13'-41" W a total distance of 149.70' to a 26" hickory tree found. Thence; N 79°-36'-45" W a total distance of 1239.97' to a an iron rod found. Thence across the common lines of Tax Map 31 Parcel 156.00 and Tax Map 31 Parcel 66.00 with following two (2) calls; N 46°-20'-33" E a total distance of 2080.00' to an iron rod found. Thence; N 14°-35'-48" W a total distance of 92.47' to a an iron rod set. Thence; around an existing pond the following Three (3) new calls: N 75°-24'-12" E a total distance of 40.00' to a an iron rod set. Thence; along a curve to the left, having a central angle of 164°-18'-49" a radius of 45.08' a length of 129.28' and a chord bearing of N 14°-35'-48" W and a distance of 89.32' to an iron rod set, Thence; S 75°-24'-12" W a total distance of 40.00' to a an iron rod set. Thence; along the common line of Tax Map 31 Parcel 156.00 and Tax Map 31 Parcel 66.00 N 14°-35'-48" W a total distance of 668.36' to an iron rod found. Thence; along the south line of lot 2, S 71°-29'-27" E a total distance of 161.00' To the point of beginning. Containing 2,909,437.9 Square Feet 66.8 Acres more or less.

Being the same property conveyed to Jimmy Vaughn and wife, Barbara Vaughn, by Quitclaim Deed from Michael Smith and wife, Cristy Smith, of record in Instrument No. 20131121-0119928, Register's Office for Davidson County, Tennessee, dated September 24, 2013 and recorded on November 21, 2013.

See Exhibit "A" for new Survey.

Charles Eston Vaughn executes this instrument on behalf of Jimmy Vaughn pursuant to a Durable Power-of-Attorney dated August 6th, 2020 and filed for record in Instrument No.20200824-0095545 in the Register's Office of Davidson County, Tennessee.

Charles Eston Vaughn executes this instrument on behalf of Barbara Vaughn pursuant to a Durable Power-of-Attorney dated August 6, 2020 and filed for record in Instrument No.202000824-0095546 in the Register's Office of Davidson County, Tennessee.

Jimmy Vaughn is one in the same as Jimmy Eston Vaughn.
Barbara Vaughn is one in the same as Barbara Jean Vaughn.

Note: Subject property is more commonly known as 2243 Ingram Road, Whites Creek, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2243 Ingram Road, Whites Creek, TN 37189

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of August, 2020.

Jimmy Vaughn by Charles Eston Vaughn, as Attorney in Fact

Barbara Vaughn by Charles Eston Vaughn, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Charles Eston Vaughn as Attorney in Fact for Jimmy Vaughn with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Jimmy Vaughn, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of August, 2020.

Notary Public
My Commission Expires: 7/29/2024

BRETT MONTGOMERY TENNESSEE NOTARY PUBLIC My Comm Exp. 7/29/2024 COUNTY OF WILLIAMSON

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

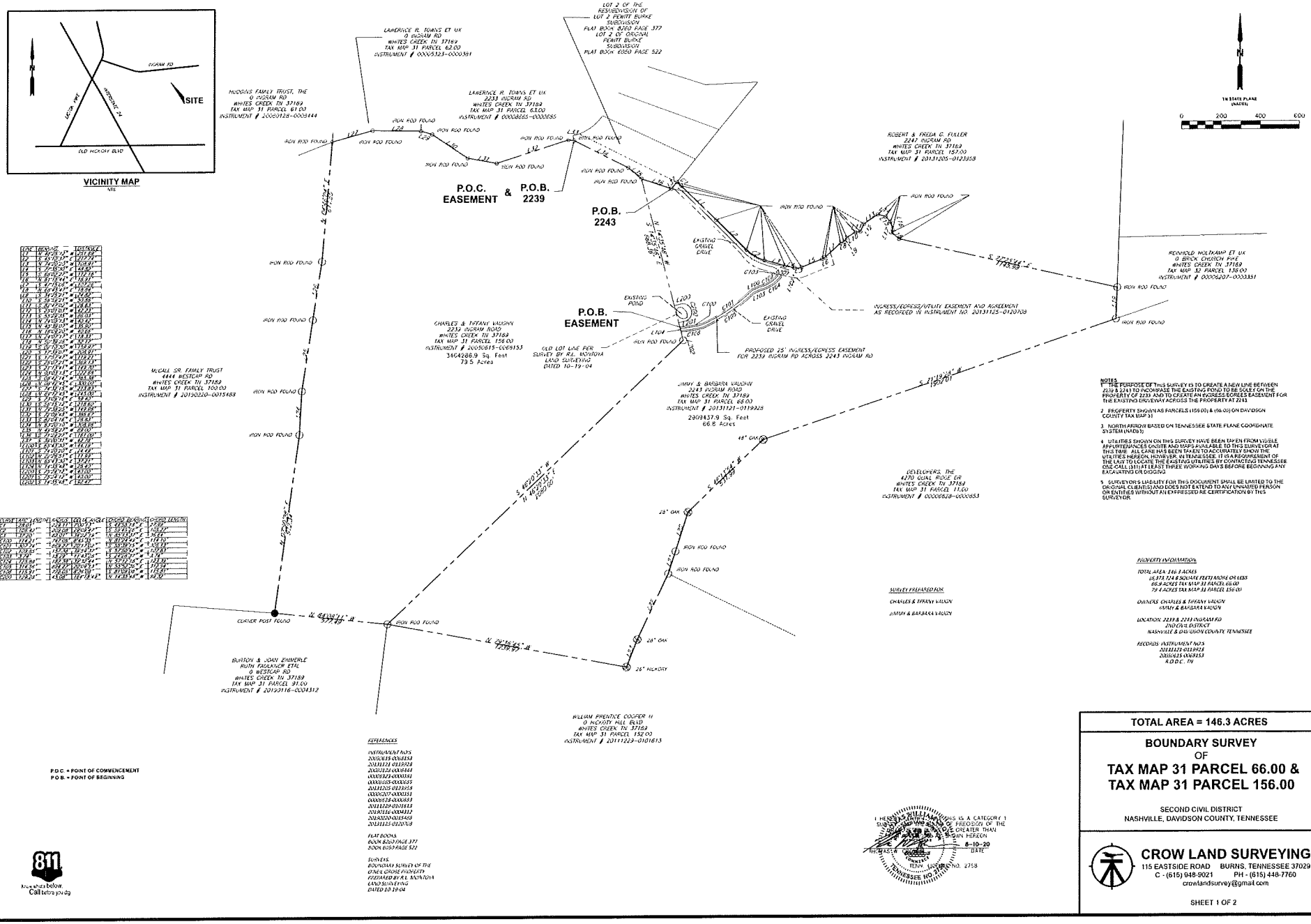
I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Charles Easton Vaughn as Attorney in Fact for Barbara Vaughn with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Barbara Vaughn, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of August, 2020.

Notary Public
My Commission Expires: 7/29/2024

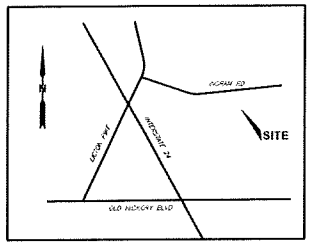
BRETT MONTGOMERY TENNESSEE NOTARY PUBLIC My Comm Exp. 7/29/2024 COUNTY OF WILLIAMSON

(Notary Seal)



20200827009716 1

Exhibit A



VICINITY MAP
NTS

PROPERTY DESCRIPTION 2239 INGRAM ROAD

Being a certain portion or tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Being more particularly described as follows:

Beginning at an iron rod found at the southwest corner of Lot 2 of the Resubdivision of lot 2 Pewitt Burke subdivision, as recorded in plat book 8260 page 377. Thence; along the south lines of lot 2 the following two (2) calls; S 63°-20'-10" E a total distance of 308.96' to a an iron rod found. Thence; S 49°-59'-27" E a total distance of 89.00' to an iron rod found. Thence; leaving the south line of lot 2 and across the common line of Tax Map 31 Parcel 156.00 and Tax Map 31 Parcel 66.00, S 14°-35'-48" E a total distance of 668.36' to an iron rod set, Thence; the following Three (3) new calls: around an existing pond, N 75°-24'-12" E a total distance of 40.00' Thence; along a curve to the right, having a central angle of 164°-18'-49" a radius of 45.08' a length of 129.28' and a chord bearing of N 14°-35'-48" W and a distance of 89.32' to an iron rod set, Thence: S 75°-24'-12" W a total distance of 40.00' to an iron rod set. Thence; along the common lines of Tax Map 31 Parcel 156.00 and Tax Map 31 Parcel 66.00 the following Two (2) Call; S 14°-35'-48" E a total distance of 92.47' to an iron rod found, Thence; S 46°-20'-33" W a total distance of 2080.00' to a an iron rod found, Thence; along the north line of Tax Map31 Parcel 91.00 N 84°-08'-11" W a total distance of 577.49' to a corner post found. Thence; along the common line of Tax Map 31 Parcel 100.00 the following five (5) Calls: N 07°-50'-28" E a total distance of 912.34' to an iron rod found, Thence; N 03°-03'-13" E a total distance of 222.68' to an iron rod found. Thence; N 08°-42'-14" E a total distance of 365.38' to an iron rod found. Thence; N 08°-42'-45" E a total distance of 300.00' to an iron rod found. Thence; N 04°-46'-04" E a total distance of 611.55' to an iron rod found, Thence; across the south lines of Tax Map 31 Parcel 62.00 and Tax Map 31 Parcel 63.00 the following seven (7) calls: N 74°-32'-15" E a total distance of 213.83' to an iron rod found. Thence; S 89°-12'-45" E a total distance of 245.00' to an iron rod found. Thence; S 73°-09'-16" E a total distance of 59.40' to an iron rod found. Thence; S 56°-15'-12" E a total distance of 218.60' to an iron rod found. Thence; S 79°-38'-25" E a total distance of 149.96' Thence; N 72°-09'-48" E a total distance of 385.67' Thence; S 82°-04'-16" E a total distance of 28.83' To the point of beginning.

Containing 3,464,286.9 Square Feet 79.5 Acres more or less.

Being a portion of the same property conveyed to Charles and Tiffany Vaughn, property Tax Map 131 Parcel 156.00, Instrument No. 20050615-0068153 and a portion of the Jimmy and Barbara Vaughn property Tax Map 31 Parcel 66.00 Instrument No. 20131121-0119928 as recorded in the Registers office of Davidson County Tennessee.

This conveyance is both subject to and served by a 25' ingress/egress easement agreement to be recorded with this survey by Crow land Surveying of 2239 and 2243 Ingram road dated 8-10-20.

PROPERTY DESCRIPTION 2243 INGRAM ROAD

Being a certain portion or tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Being more particularly described as follows:

Beginning at an iron rod found at the southeast corner of Lot 2 of the Resubdivision of lot 2 Pewitt Burke subdivision, as recorded in plat book 8260 page 377. Thence; along the east line of lot 2, N 39°-00'-31" E a total distance of 42.78' to a an iron rod found. Thence; along the south line of Tax Map 31 Parcel 157.00 the following Twenty Two (22) calls: along a curve to the right having a central angle of 07°-00'-13" with a radius of 229.11' a length of 28.01' and a chord bearing of S 49°-55'-18" E and a chord distance of 27.99' to an iron rod found. Thence; S 46°-25'-12" E a total distance of 251.89' to a an iron rod found. Thence; S 45°-10'-37" E a total distance of 217.74' to a an iron rod found. Thence; along a curve to the left having a central angle of 29°-09'-47" with a radius of 209.08' a length of 106.42' and a chord bearing of S 59°-45'-26" E and a chord distance of 105.27' Thence; S 74°-20'-20" E a total distance of 108.91' to a an iron rod found. Thence; S 77°-35'-30" E a total distance of 48.82' to a an iron rod found. Thence; along a curve to the left having a central angle of 34°-22'-19" with a radius of 62.01' a length of 37.20' and a chord bearing of N 85°-13'-37" E and a chord distance of 36.64' to an iron rod found. Thence; N 68°-02'-27" E a total distance of 112.16' to a an iron rod found. Thence; N 61°-16'-44" E a total distance of 16.91' to a an iron rod found. Thence; N 47°-15'-2006" E a total distance of 107.26' to a an iron rod found. Thence; N 68°-45'-47" E a total distance of 18.84' to a an iron rod found. Thence; N 34°-25'-21" E a total distance of 24.82' to a an iron rod found. Thence; N 56°-59'-21" E a total distance of 50.86' to a an iron rod found. Thence; N 82°-47'-02" E a total distance of 26.63' to a an iron rod found. Thence; N 25°-01'-03" E a total distance of 42.23' to a an iron rod found. Thence; N 55°-29'-35" E a total distance of 86.03' to a an iron rod found. Thence; S 74°-09'-13" E a total distance of 40.42' to a an iron rod found. Thence; S 45°-39'-07" E a total distance of 35.90' to a an iron rod found. Thence; S 16°-09'-20" E a total distance of 40.66' to a an iron rod found. Thence; S 24°-07'-17" W a total distance of 18.33' to a an iron rod found. Thence; S 50°-39'-26" E a total distance of 52.17' to a an iron rod found. Thence; S 77°-25'-44" E a total distance of 1145.98' to a an iron rod found. Thence; along the common line of Tax Map 32 Parcel 136.00 S 02°-10'-30" W a total distance of 159.97' to a an iron rod found. Thence along the common lines of Tax Map 31 Parcel 11.00 the following Four (4) calls: S 71°-19'-28" W a total distance of 1902.01' to a 48" oak tree found. Thence; S 46°-13'-54" W a total distance of 531.99' to 28" oak tree found. Thence; S 17°-39'-09" W a total distance of 208.91' to a an iron rod found. Thence; S 17°-57'-47" W a total distance of 119.21' to a an iron rod found. Thence along the common line of Tax Map 31 Parcel 152.00 the following Three (3) calls: S 25°-07'-21" W a total distance of 369.13' to a 28" oak tree found. Thence; S 21°-13'-41" W a total distance of 149.70' to a 26" hickory tree found. Thence; N 79°-36'-45" W a total distance of 1239.97' to a an iron rod found. Thence across the common lines of Tax Map 31 Parcel 156.00 and Tax Map 31 Parcel 66.00 with following two (2) calls; N 46°-20'-33" E a total distance of 2080.00' to an iron rod found. Thence; N 14°-35'-48" W a total distance of 92.47' to a an iron rod set. Thence; around an existing pond the following Three (3) new calls: N 75°-24'-12" E a total distance of 40.00' to a an iron rod set. Thence; along a curve to the left, having a central angle of 164°-18'-49" a radius of 45.08' a length of 129.28' and a chord bearing of N 14°-35'-48" W and a distance of 89.32' to an iron rod set, Thence; S 75°-24'-12" W a total distance of 40.00' to a an iron rod set. Thence; along the common line of Tax Map 31 Parcel 156.00 and Tax Map 31 Parcel 66.00 N 14°-35'-48" W a total distance of 668.36' to an iron rod found. Thence; along the south line of lot 2, S 71°-29'-27" E a total distance of 161.00' To the point of beginning.

Containing 2,909,437.9 Square Feet 66.8 Acres more or less.

Being a portion of the same property conveyed to Charles and Tiffany Vaughn, property Tax Map 131 Parcel 156.00, Instrument No. 20050615-0068153 and a portion of the Jimmy and Barbara Vaughn property Tax Map 31 Parcel 66.00 Instrument No. 20131121-0119928 as recorded in the Registers office of Davidson County Tennessee.

This conveyance is both subject to and served by a 25' ingress/egress easement agreement to be recorded with this survey by Crow land Surveying of 2239 and 2243 Ingram road dated 8-10-20.

Also:

This conveyance is both subject to and served by an ingress/egress/utility easement and agreement of record as instrument no. 20131125-0120708, Register's office of Davidson County, Tennessee.

EASEMENT DESCRIPTION

Being a certain portion or tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Being 25' wide for an ingress/egress easement. Across Tax Map 31 Parcel 66.00 Being more particularly described as follows:

Commencing at an iron rod found at the southwest corner of Lot 2 of the Resubdivision of lot 2 Pewitt Burke subdivision, as recorded in plat book 8260 page 377. Thence; along the south lines of lot 2 the following two (2) calls; S 63°-20'-10" E a total distance of 308.96' to a an iron rod found. Thence; S 49°-59'-27" E a total distance of 89.00' to an iron rod found. Thence; leaving the south line of lot 2 and across the common line of Tax Map 31 Parcel 156.00 and Tax Map 31 Parcel 66.00 S 14°-35'-48" E a total distance of 668.36' to an iron rod set, Thence; the following Three new calls: around an existing pond. N 75°-24'-12" E a total distance of 40.00' Thence; along a curve to the right, having a central angle of 164°-18'-49" a radius of 45.08' a length of 129.28' and a chord bearing of N 14°-35'-48" W and a distance of 89.32' to an iron rod set, Thence: S 75°-24'-12" W a total distance of 40.00' to an iron rod set. Thence; S 14°-35'-48" E a total distance of 22.67' to the point of beginning.

Thence; along Tax Map 31 Parcel 66.00 the following Five (5) calls: along a curve to the left having a central angle of 08°-45'-35" with a radius of 747.05' a length of 114.21' and a chord bearing of N 81°-24'-49" E and a chord distance of 114.10' Thence; along a curve to the left having a central angle of 20°-17'-02" with a radius of 869.27' a length of 307.74' and a chord bearing of N 55°-39'-15" E and a chord distance of 306.13' Thence; N 65°-43'-30" E a total distance of 42.78' Thence; along a curve to the left having a central angle of 39°-59'-37" with a radius of 157.38' a length of 109.85 ' and a chord bearing of N 57°-50'-42" E and a chord distance of 107.63' Thence; along a curve to the left having a central angle of 11°-43'-28" with a radius of 18.29' a length of 3.74' and a chord bearing of N 24°-26'-37" E and a chord distance of 3.74' said point being on the south line of an ingress/egress/utility easement and agreement as recorded in Instrument no. 20131121-0119927. Thence; along said easement S 74°-20'-20" E a total distance of 24.49' Thence; leaving said easement and across Tax Map 31 Parcel 66.00 the following Six (6) calls: S 22°-26'-51" W a total distance of 11.99' Thence;

along a curve to the right having a central angle of 39°-32'-44" with a radius of 182.38' a length of 125.88 ' and a chord bearing of S 57°-12'-18" W and a chord distance of 123.39' Thence; S 65°-43'-30" W a total distance of 37.21' Thence; along a curve to the right having a central angle of 20°-09'-13" with a radius of 894.27' a length of 314.56 ' and a chord bearing of S 55°-52'-36" W and a chord distance of 312.94' Thence; along a curve to the right having a central angle of 08°-36'-08" with a radius of 772.05' a length of 115.91 ' and a chord bearing of S 81°-09'-08" W and a chord distance of 115.81' Thence; N 14°-35'-48" W a total distance of 25.40' To the point of beginning.

Containing 14,810.9 Square Feet 0.3 Acres more or less.

Being a portion of the same property conveyed to Jimmy and Barbara Vaughn property Tax Map 31 Parcel 66.00 Instrument No. 20131121-0119928 as recorded in the Registers office of Davidson County Tennessee.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

8-10-20
DATE

THOMAS E. CROW
TENN. REG. NO. 2158
TENNESSEE NO. A/T

TOTAL AREA = 146.3 ACRES

BOUNDARY SURVEY
OF
TAX MAP 31 PARCEL 66.00 &
TAX MAP 31 PARCEL 156.00

SECOND CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CROW LAND SURVEYING
115 EASTSIDE ROAD BURNS, TENNESSEE 37029
C - (615) 948-9021 PH - (615) 448-7760
crowlandsurvey@gmail.com

SHEET 2 OF 2

20200827000971610

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

