Karen Johnson Davidson County
Batch# 466476 DEEDWARR
08/31/2020 08:21:30 AM 4 pgs
Fees: $23.00 Taxes: $12,169.30
20200831-0098120

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
31906-1A / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
TN Nashville Nolensville, LLC ATTN: Property Management 201 Riverplace, Suite 400 Greenville, SC 29601	New Owner	16100024200

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Joe A. Carter and Christine M. Carter, husband and wife, and John H. Guthrie and Kathy C. Guthrie, husband and wife** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **TN Nashville Nolensville, LLC, a South Carolina limited liability** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No.1 on the Plan of Hickory Commercial Park, as of record in Book 6900, Page 806, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to William T. Carter and wife, Mildred E. Carter by Deed dated August 10, 1988 from The Joe and Sharon Feagin Childrens Trust and The Christopher Nicola Tomescu Trust of record in Book 7623, Page 627, Register's Office for Davidson County Tennessee. The said Mildred E. Carter having since died on November 30, 2002, leaving William T. Carter as the surviving tenant by the entirety. The said William T. Carter having since died testate on January 6, 2016. The said property was devised to Joe Alan Carter and Kathy Marie Guthrie by the Last Will and Testament of William T. Carter of record in Probate Docket No. 16P59 in the Circuit Court for Davidson County, Tennessee, Probate Division. The said property was further conveyed to Joe A. Carter and wife, Christine M. Carter and John H. Guthrie and wife, Kathy C. Guthrie by Quitclaim Deed dated September 8, 2016 from Joe A. Carter, Executor of the Estate of William T. Carter of record in Instrument No. 20161024-0112037 and to Joe Alan Carter and Kathy Marie Guthrie by Executor's Quitclaim Deed dated November 14, 2016 from Joe Alan Carter, as Executor of the Estate of William T. Carter of record in Instrument No. 20161117-0121406, Register's Office for Davidson County, Tennessee.

Joe Alan Carter being one and the same person as Joe A. Carter.

Kathy Marie Guthrie being one and the same person as Kathy C. Guthrie.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 28 day of August, 2020.

Joe A. Carter

Christine M. Carter

Kathy C. Guthrie

John H. Guthrie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe A. Carter and Christine M. Carter, husband and wife, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 28 day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John H. Guthrie and Kathy C. Guthrie, husband and wife, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 28 day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,289,000.00.

Affiant

Subscribed and sworn to before me this 28 day of August, 2020.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 16100024200. 2020 taxes have been prorated between the parties at closing, and have been assumed by the Grantee.

2. All matters as shown on the Plan of record as shown in Plat Book 6900, Page 806, and attached Owner's Certificate, Register's Office for Davidson County, Tennessee.

3. All Matters as shown on the ALTA/NSPS Land Title Survey of Lot 1 of Section One of the Hickory Commercial Park Subdivision by Arnold Consulting Engineering Services, Inc., Jordan Begley, TN R.L.S. # 3212, dated August 17, 2020 as Project No. 20-1366L.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

