Karen Johnson Davidson County
Batch# 497674 DEEDWARR
10/16/2020 03:46:30 PM 5 pgs
Fees: $28.00 Taxes: $5,180.00
20201016-0120957

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32087-1A / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Views of MC1 LLC ATTN: Benjamin Byrd 1033 Demonbreun St, Suite 300 Nashville, TN 37203	New Owner	17300006300

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, **Patsy Sue Claude, individually and as Trustee of the Patsy Sue Claude Revocable Living Trust Agreement UAD August 23, 2005** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Views of MC1 LLC, a Tennessee limited liability company** (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. 6 on the Map of the Subdivision of part of the King Property in the 5th District of Davidson County, Tennessee, known as the H.E. Bernal Subdivision and described according to a copy of a survey thereof made by H.B. Fowlkes, Surveyor, dated October, 1946, as follows:

BEGINNING at a point in the easterly margin of Nolensville Pike at the corner of Lots Nos. 5 & 6; thence with the margin of said Pike northerly 119.1 feet to a point; thence at right angles easterly 15 feet to a point in the said Pike; thence with the margin of the same, northerly 81.9 feet to the corner of Lots Nos. 6 & 7; thence with the line between said lots easterly 703.6 feet; thence South 44 degrees 8' East 200.3 feet to the corner of Lots Nos. 5 & 6; thence with the line between said lots westerly 723.9 feet to the BEGINNING, containing 3.3 acres, more or less.

Being part of the same property conveyed to Howard Claude and wife, Linda Claude by Deed dated June 14th, 1976 from Bobby D. Benningfield and wife, Glenda Benningfield, of record in Book 5042 Page 801 Register's Office for Davidson County, Tennessee. The said Howard Claude and wife, Linda Claude

divorced, as evidenced by Final Decree, of record in File No. 80D-3289, Circuit Court for said county. The property was further conveyed to Howard Claude, Trustee with full power to sell, encumber, convey, without the power or enjoinder of any beneficiary, his successors, heirs and assigns by Quitclaim Deed dated January 3rd, 1983 from Linda Claude (now Watlington), of record in Book 6131 Page 836, said Register's Office, and further conveyed to Howard Claude, Trustee with full power to sell, encumber and convey, without joinder of any beneficiary, and his successors and assigns, by Quitclaim Deed dated June 7th, 1985 from Joe Watlington, of record in Book 6584 Page 101, said Register's Office. The said property was further conveyed to Howard R. Claude et ux Patsy Sue Claude by Quitclaim Deed dated April 30th, 1986 from Howard Claude, Individually and Howard Claude, Trustee, of record in Book 6849, Page 924, said Register's Office. The said property was further conveyed to Patsy R. Claude by Quitclaim Deed dated June 30th, 2005 from Howard Claude, Trustee with full power to sell, encumber, convey without the power or enjoinder of any beneficiary, of record in Instrument No. 20050712-0080584, said Register's Office. Howard Reed Claude died on May 15, 2017 and his interest in the property was established in Patsy Sue Claude aka Patsy R. Claude as surviving tenant-by-the-entirety. The property was further conveyed to Patsy Sue Claude, Trustee U/A/D August 23, 2005 of the Patsy Sue Claude Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by Quitclaim Deed dated August 30,2009 from Patsy R. Claude, Individually, of record in Instrument No. 20050901-0104954, said Register's Office.

For further evidence concerning the chain of title, see Affidavit in Furtherance of Title, recorded simultaneously herewith in Instrument No. _____202010160120956_____, Register's Office for Davidson County, Tennessee.

Howard Claude being one and the same person as Howard R. Claude and Howard Reed Claude. Patsy Sue Claude being one and the same person as Patsy R. Claude.

INCLUDED in the foregoing description but EXCLUDED from this conveyance is the property conveyed to the State of Tennessee by Warranty Deed, of record in Instrument No. 20170705-0067280, Register's Office for Davidson County, Tennessee.

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 succcessors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind herself, her heirs, successors 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 Grantor has executed this instrument this 16 day of October, 2020.

Patsy Sue Claude Trustee

Patsy Sue Claude, Trustee of the Patsy Sue Claude Revocable Living Trust Agreement UAD August 23, 2005

Patsy Sue Claude

Patsy Sue Claude, an individual

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patsy Sue Claude, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, both as an individual and in her capacity as Trustee of the Patsy Sue Claude Revocable Living Trust Agreement UAD August 23, 2005, and further acknowledged that she is authorized by the trust document to execute this instrument on its behalf as Trustee.

WITNESS my hand, at office this 16 day of October, 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 $1,400,000.00.

Affiant

Subscribed and sworn to before me this 16 day of October, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 17300006300. 2020 taxes have been prorated between the parties and paid as part of closing.

3. Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Instrument No. 20031218-0180321, Register's Office for Davidson County, Tennessee.

4. Slope and Temporary Construction Easements to the State of Tennessee, of record in Instrument No. 20170705-0067280, said Register's Office.

5. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, Acting By and Through the Electric Power Board of said Government, of record in Instrument No. 20170807-0080529, said Register's Office.

6. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200820-0094107, Register's Office for Davidson County, Tennessee.

7. Subject to the flow of any creeks or streams on said property.

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

