THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 504975 DEEDWARRSP
10/30/2020 09:24:30 AM 8 pgs
Fees: $43.00 Taxes: $1,110.00
20201030-0126564

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Clayton Properties Group, Inc. Suite 100, 393 Maple Street Gallatin, Tennessee 37066	Same	03200020600

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/00 Dollars ($300,000.00), paid in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE GALBREATH FAMILY GENERAL PARTNERSHIP, a Tennessee general partnership ("Grantor"), by these presents, transfers and conveys unto CLAYTON PROPERTIES GROUP, INC., a Tennessee business corporation ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth hereinabove, it is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through or under Grantor only, except for claims arising out of the matters set forth hereinabove.

There has been a proration of *ad valorem* property taxes applicable to the Subject Property between Grantor and Grantee. By Grantee's acceptance and recordation of this Special Warranty Deed, Grantee hereby assumes and agrees to pay all *ad valorem* property taxes and assessments assessed against the Subject Property, including, but not limited to, any Greenbelt roll-back taxes. Grantee further agrees to save, defend, indemnify and hold Grantor harmless from all such taxes and assessments.

IN WITNESS WHEREOF, Grantor has hereunto set its duly-authorized signature, this 27 day of October, 2020.

GRANTOR:

THE GALBREATH FAMILY GENERAL PARTNERSHIP

By: Keturah S Lockridge MANAGING PARTNER
Keturah Susanne Galbreath Lockridge,
Managing Partner

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Keturah Susanne Galbreath Lockridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Partner of THE GALBREATH FAMILY GENERAL PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that she, as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as Managing Partner.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 27 day of October, 2020.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Hundred Thousand and 00/00 Dollars ($300,000.00).

AFFIANT

Sworn to and subscribed before me, this 28th day of October, 2020.

Notary Public

My Commission Expires: 10-02-2022

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-02-2022

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

PROPERTY LYING ON THE SOUTH SIDE OF HUNTERS LANE, 2,008.8 FEET NORTH OF DALEMERE DRIVE, IN THE THIRD COUNCIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY DEEDED TO THE GALBREATH FAMILY GENERAL PARTNERSHIP BY DEED RECORDED IN INSTRUMENT #20180831-0086670 IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.)

BEGINNING AT A 5/8" IRON ROD (OLD) ON THE SOUTH RIGHT OF WAY LINE OF HUNTERS LANE, 2,008.8 FEET (MEASURED ALONG SAID RIGHT OF WAY LINE) NORTH OF THE NORTH RIGHT OF WAY LINE OF DALEMERE DRIVE AND BEING THE NORTH EAST CORNER OF LOT 1, "GALBREATH SUBDIVISION" AS RECORDED IN PLAT BOOK 4595, PAGE 7, R.O.D.C.T., SAID PLAT REVISED BY A "BOUNDARY LINE AGREEMENT" AS RECORDED IN INSTRUMENT #20190425-0038156, R.O.D.C.T.;

1. THENCE, WITH THE NORTH LINE OF LOT 1 AND WITH THE LINE DESCRIBED IN A "BOUNDARY LINE AGREEMENT" AS RECORDED IN INSTRUMENT #20190425-0038156, R.O.D.C.T., SOUTH 81°24'56" WEST, 203.18 FEET TO A 5/8" IRON ROD (OLD) AT THE NORTHWEST CORNER OF LOT 1;

2. THENCE SOUTH 81°24'01" WEST, 544.13 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

3. THENCE NORTH 08°47'45" EAST, 290.90 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

4. THENCE NORTH 81°12'15" WEST, 118.85 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

5. THENCE NORTH 82°11'15" WEST, 141.83 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

6. THENCE NORTH 83°10'15" WEST, 485.74 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

7. THENCE NORTH 83°32'35" WEST, 361.96 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

8. THENCE NORTH 80°33'43" WEST, 555.67 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

9. THENCE NORTH 81°46'13" WEST, 605.26 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES" ;

10. THENCE NORTH 82°58'44" WEST, 235.14 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

11. THENCE NORTH 84°32'44" WEST, 243.07 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

12. THENCE NORTH 86°06'44" WEST, 121.83 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES" ON THE EAST LINE OF THE PROPERTY DEEDED TO GLORIA ESTELLE MCCOOL MARTIN, TRUSTEE, BY DEED RECORDED IN INSTRUMENT #20021030-0132807, R.O.D.C.T.;

13. THENCE, WITH THE EAST LINE OF THE MARTIN PROPERTY, NORTH 05°10'47" EAST, 235.06 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES" ON THE SOUTH RIGHT OF WAY LINE OF HUNTERS LANE;

THENCE WITH SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING ELEVEN CALLS (14 THROUGH 24):

14. SOUTH 86°06'44" EAST, 116.53 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

15. WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 255.95 FEET, HAVING A RADIUS OF 4,680.00 FEET, A DELTA ANGLE OF 03°08'01", AND WITH A CHORD OF SOUTH 84°32'44" EAST, 255.92 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

16. SOUTH 82°58'44" EAST, 235.14 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

17. WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 615.21 FEET, HAVING A RADIUS OF 14,584.00 FEET, A DELTA ANGLE OF 02°25'01", AND WITH A CHORD OF SOUTH 81°46'13" EAST, 615.17 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

18. SOUTH 80°33'43" EAST, 549.55 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

19. SOUTH 83°32'35" EAST, 356.61 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

20. SOUTH 83°10'15" EAST, 486.51 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

21. WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 149.90 FEET, HAVING A RADIUS OF 4,367.00 FEET, A DELTA ANGLE OF 01°58'00", AND WITH A CHORD OF

SOUTH 82°11'15" EAST, 149.89 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

22. SOUTH 81°12'15" EAST, 341.05 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

23. WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 412.09 FEET, HAVING A RADIUS OF 491.33 FEET, A DELTA ANGLE OF 48°03'17", AND WITH A CHORD OF SOUTH 57°10'36" EAST, 400.11 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH ASSOCIATES";

24. SOUTH 33°09'18" EAST, 187.73 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 925,535 SQUARE FEET OR 21.25 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE GALBREATH FAMILY GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY QUITCLAIM DEED FROM MARY DUNN GALBREATH AND EDWARD C. GALBREATH, JR., OF RECORD AS INSTRUMENT NO. 20051020-0126466, DATED OCTOBER 20, 2005, SAID REGISTER'S OFFICE. FURTHER, BEING THE SAME PROPERTY CONVEYED TO THE GALBREATH FAMILY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY QUITCLAIM DEED FROM JOSHUA D. HANKINS ON BEHALF OF THE GALBREATH FAMILY PARTNERSHIP FOR THE PURPOSE OF CREATING THIS SEPARATE PARCEL, OF RECORD AS INSTRUMENT NO. 20180831-0086670, DATED AUGUST 22, 2018, SAID REGISTER'S OFFICE.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Boundary Line Agreement of record in Instrument #20190425-0038156, Register's Office, Davidson County, Tennessee.

4. Grant of Transmission Line Easement to USA of record in Book 2810, page 442, Register's Office, Davidson County, Tennessee.

5. Easements for access and grading of record in Instrument #20200131-011678, Register's Office, Davidson County, Tennessee.

6. Application for Greenbelt Assessments of record in Instrument #20190211-0012536, Register's Office, Davidson County, Tennessee.

7. The following appears on the ALTA/NSPS Land Title Survey of Ragan Smith Associates, dated 1/27/2020: portion of the property is located within Floodway Area Zone AE, and flow of Little Creek across property.

TRUE COPY CERTIFICATION

I, **KAY B. HOUSCH**, 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.

Kay B. Housch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, **MARJORIE A. HAINES**, a notary public for this county and state, **KAY B. HOUSCH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/02/2022

