This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 544319 DEEDWARRSP
01/04/2021 10:04:30 AM 7 pgs
Fees: $38.00 Taxes: $19,274.29
20210104-0000252

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
c/o Thompson Burton PLLC 6100 Tower Circle, Suite 200 Franklin, Tennessee 37067	c/o Thompson Burton PLLC 6100 Tower Circle, Suite 200 Franklin, Tennessee 37067	060-04-0-082.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **MILDRED HUDGINS REALTY LLC**, a Tennessee limited liability company, owner of a 50.5% undivided interest, and **LEIGH-LAND STABLES, LLC**, a Tennessee limited liability company, owner of a 49.5% undivided interest hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **120 OAK VALLEY PROPERTY, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of December, 2020, but is effective as of the 30 day of December 2020.

GRANTOR:

MILDRED HUDGINS REALTY, LLC,
a Tennessee limited liability company

By: Regions Bank, Authorized Agent

By: _____
Name: Douglas Kirby
Title: Senior Vice President

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Douglas Kirby, the Senior Vice President of Regions Bank, the Authorized Agent for Mildred Hudgins Realty, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Senior Vice President, executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the Bank as Authorized Agent for Grantor.

Witness my hand and official seal this 29th day of December, 2020.

My Commission Expires:
3/7/2023

_____
Notary Public

[Signatures continued on following page]

STEWART D. HINNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEIGH-LAND STABLES, LLC,
a Tennessee limited liability company

By: Regions Bank, Authorized Agent

By: _____
Name: Douglas Kirby
Title: Senior Vice President

STATE OF TN

COUNTY OF Davidson

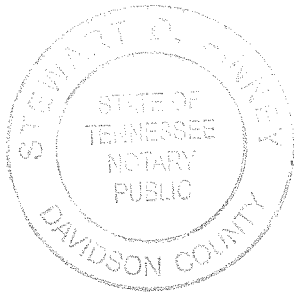
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Douglas Kirby, the Senior Vice President of Regions Bank, the Authorized Agent for Leigh-Land Stables, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Senior Vice President, executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the Bank as Authorized Agent for Grantor.

Witness my hand and official seal this 29th day of December, 2020.

My Commission Expires:

3/7/2023

_____
Notary Public



STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $5,209,266.60, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Melissa Ann Foster
Affiant

Sworn to and subscribed before me,
this 30 day of December, 2020.

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 7-5-21

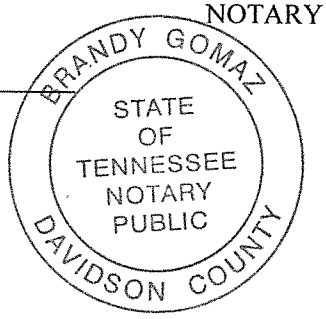


Exhibit "A"

Legal Description of Property

Land in Davidson County and further described as follows:

Being Lot Nos. 9 and 10 and a lot marked "Reserved", adjoining Lot No. 9 on the Plan of Section I, Oak Park, as of record in Book 3600, page 84, Register's Office for said County, described according to a survey made by James L. Murphy Co., dated April 11, 1969, as follows:

BEGINNING in the south margin of Oak Valley Drive, at the corner of Lots Nos. 10 and 11; thence with the margin of said Drive, around a slight curve, easterly 200 feet to a concrete monument at the northeast corner of Lot No. 9; continuing with said Drive with a slight curve in an easterly direction 123.85 feet, in all 323.85 feet to a monument; and continuing with said Drive, North 68° 30' East, 133.43 feet; and continuing with said Drive, around a slight curve, easterly 129.85 feet; thence South with an off-set, 5 feet; thence continuing with said Drive, easterly 65.51 feet to the northeast corner of the reserved tract; thence with the east line of said Reserved Tract, South 2° 33' West, 382.43 feet to a point on Ewing Creek; thence with said Creek, North 80° 37' West, 241.58 feet to a monument, and continuing with the Creek, North 82° 23' West, 134.69 feet to a monument at the southeast corner of Lot No. 9; thence with the line of Lots 9 and 10, North 82° 23' West, 253.96 feet, in all 388.65 feet to a corner of Lots 10 and 11; thence North with the line of said Lots, North 3° 06' 48" East, 157.80 feet to the point of beginning.

Being a part of the same property conveyed to T. HERSCHEL HUDGINS AND WIFE, MILDRED V. HUDGINS, by deed from JAMES M. FISCHER, JR., TRUSTEE, of record in Book 4616, page 826, dated July 6, 1972, said Register's Office Being a part of the same property conveyed to AM SOUTH BANK, TRUSTEE OF THE MILDRED V. HUDGINS REVOCABLE TRUST DATED FEBRUARY 15, 2001, by deed from MILDRED V. HUDGINS, of record In instrument No. 20020110-0004114, as corrected by in Instrument No. 20020709-0082529, dated August 31, 2001, said Register's Office.

Being a part of the same property conveyed to LEIGH-LAND STABLES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 49.5%, by deed from AMSOUTH BANK, AS TRUSTEE OF THE AMENDED AND RESTATED REVOCABLE TRUST OF MILDRED HUDGINS DATED JANUARY 23, 2002, SUCCESSOR TO AMSOUTH BANK, TRUSTEE OF THE MILDRED V. HUDGINS REVOCABLE TRUST DATED FEBRUARY 15, 2001, of record in Instrument No 20021101-0134421, dated October 29, 2002, said Register's Office.

Being a part of the same property conveyed to MILDRED HUDGINS REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50.5%, by deed from AMSOUTH BANK, AS TRUSTEE OF THE AMENDED AND RESTATED REVOCABLE TRUST OF MILDRED HUDGINS DATED JANUARY 23, 2002, SUCCESSOR TO AMSOUTH BANK, TRUSTEE OF THE MILDRED V. HUDGINS REVOCABLE TRUST DATED FEBRUARY 15, 2001, of record in Instrument No. 20021101-0134422, dated October 29, 2002, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Rights of those tenants, as tenants only under unrecorded leases, with no rights of first refusal or options to purchase.

2. General or special taxes and assessments required to be paid in the year 2021 and subsequent years, a lien not yet due and payable.

3. Matters shown on the Plan of record in Plat Book 3600, page 84, said Register's Office.

4. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Mildred R. Hudgins to Web Service Company, Inc., of record In Instrument No. 20011015-0111919, said Register's Office.

5. Rights of upper and lower riparian owners to the flow of the water of Ewing Creek, free from diminution or pollution.

6. Easement for the flow of the water of Ewing Creek and the rights of the public therein.

7. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Ewing Creek.

8. The following matters shown on the plat of survey by James M. Powers, Tenn. RLS No. 2761, with Red Plains Surveying Company, dated December 8, 2020, last revised December 29, 2020, coordinated by Old Republic Specialized Commercial Services, as Project Number 01-20133040-02N:

    a) Encroachment of asphalt across southern boundary onto adjacent property; and

    b) Encroachment of asphalt and parking spaces into right of way of Oak Valley Drive along northern boundary.

True Copy Certification

I, Melissa Foster, do hereby make oath that I am 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.

Melissa Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

