Karen Johnson Davidson County
Batch# 552892 DEEDWARRSP
01/12/2021 12:52:30 PM 7 pgs
Fees: $38.00 Taxes: $10,092.20
20210112-0005436

Prepared by:
Smith, Anderson, Blount, Dorsett,
Mitchell & Jernigan, L.L.P. (CAY)
P.O. Box 2611
Raleigh, NC 27602-2611

Return to:

MAP/PARCEL NOS:
Map 019-14-0
Parcel 011.00

FIRST AMERICAN TITLE
NCS 1036283 PHX1

TENNESSEE SPECIAL WARRANTY DEED
(without deed restriction)

THIS INDENTURE, made and entered into this 22 day of December, 2020, by and between TN RE Acquisition Co., LLC, a Tennessee limited liability company (Grantor"), and Keaton Living Trust ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in the County of Davidson, State of Tennessee, described more particularly on Exhibit "A" annexed hereto and incorporated herein by this reference, and being all (part) of the same property conveyed to Grantor by Deed of record in the Register's Office of Davidson County, Tennessee as Instrument No. 20200121-0007482, Tax Parcel No. 019-14-0-011.00.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

(i) The lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable.
(ii) All applicable laws (including zoning, building ordinances and land use regulations).
(iii) Rights of tenants in possession under recorded or unrecorded leases.
(iv) All matters which would be disclosed by a personal inspection or an accurate survey of the Property.
(v) All easements, restrictions, covenants, agreements, conditions, or other matters of record.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

(signature page to follow)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer, this the day and year first above written.

TN RE Acquisition Co., LLC
a Tennessee limited liability company

By: _____
Name: Ryan D. Bridgeman
Title: Manager

STATE OF Kentucky

COUNTY OF Jefferson

Before me, Notary Public, of the state and county aforesaid, personally appeared Ryan D. Bridgeman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Manager of TN RE Acquisition Co., LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Manager by himself as such officer.

WITNESS my hand and seal, at office in Louisville, Kentucky this 17th day of December, 2020.

Annette J. Goodknight
Notary Public

My Commission Expires: _____

Annette J. Goodknight
Notary Public, ID No. 629515
State at Large, Kentucky
My Commission Expires on Aug. 29, 2023

ANNETTE J. GOODKNIGHT
NOTARY
PUBLIC
STATE AT LARGE, KY.

Name and Address of Property Owner
and Mail Tax Bills To:

Julie Keaton
301 Riverstone Blvd
Nashville, TN 37214

Property Address:
310 Long Hollow Pike,
Goodlettsville, TN 37072

Recording Fee	$
Register's Fee	$
DP Fee	$
Recording Tax	$
Total	$

Exhibit "A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT NO. 2 ON THE PLAT OF NORTHGATE PARK, SECTION 14, OF RECORD IN BOOK 6200, PAGE 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE FULLY DESCRIBED ACCORDING TO THE SURVEY OF REGAN SMITH, MURPHY AND ASSOCIATES, INC. DATED MAY 6, 1985, AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG HOLLOW PIKE (A 84 FOOT WIDE ROAD) THAT IS THE SOUTH PROPERTY CORNER OF THIS TRACT AND THE EAST PROPERTY CORNER OF NORTHGATE PARK, SECTION 14, LOT NO. 3 AS OF RECORD IN BOOK 6200, PAGE 180, SAID REGISTER'S OFFICE. SAID POINT BEING NORTHEAST 215.00 FEET AS MEASURED ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID ROAD FROM THE EAST END OF THE NORTHEAST RETURN CURVE OF THE INTERSECTION OF LONG HOLLOW PIKE AND EAST CEDAR STREET (A 60 FOOT WIDE ROAD), AND PROCEEDING AS FOLLOWS:

A. WITH THE COMMON PROPERTY LINE OF SECTION 14, LOT NO. 3 AND THIS TRACT AND LEAVING THE WESTERN RIGHT-OF-WAY LINE OF LONG HOLLOW PIKE, N 46° 52' 52" W, 253.86 FEET TO AN EXISTING IRON PIN. SAID POINT IS IN THE EASTERN LINE OF NORTHGATE PARK, SECTION 11, LOT NO. 1 OF RECORD IN BOOK 6250, PAGE 114, SAID REGISTER'S OFFICE. ALSO BEING THE NORTH PROPERTY CORNER OF SECTION 14, LOT NO. 3 AND THE WEST PROPERTY CORNER OF THIS TRACT; THENCE,

B. WITH THE COMMON PROPERTY LINE OF SECTION 11, LOT NO. 1 AND THIS TRACT, N 38° 41' 35" E 139.32 FEET TO AN EXISTING IRON PIN. SAID POINT IS IN THE WEST PROPERTY CORNER OF NORTHGATE PARK, SECTION 13, REVISED, LOT NO. 1 OF RECORD IN PLAT BOOK 6200, PAGE 178, SAID REGISTER'S OFFICE AND THE NORTH PROPERTY CORNER OF THIS TRACT; THENCE,

C. WITH THE COMMON PROPERTY LINE OF SECTION 13, REVISED, LOT NO. 1 AND THIS TRACT, S 55° 12' 58" E. 249.39 FEET TO AN EXISTING IRON PIN ON THE WESTERN RIGHT-OF-WAY LINE OF LONG HOLLOW PIKE. SAID POINT IS THE SOUTH PROPERTY CORNER OF SECTION 13, REVISED, LOT NO. 1 AND THE EAST PROPERTY CORNER OF THIS TRACT; THENCE,

D. WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID ROAD, S 34° 51' 56" W. 31.91 FEET TO AN EXISTING HIGHWAY MONUMENT AT THE START OF A CURVE; THENCE,

E. WITH A 1390.39 FOOT RADIUS CURVE TO THE RIGHT A LENGTH OF 144.05 FEET TO THE POINT OF BEGINNING.

SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 37° 50' 01" W, 143,987 FEET AND CONTAINING 39, 850 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.

ALSO DESCRIBED AS:

A PARCEL OF LAND IN THE CITY OF GOODLETTSVILLE, METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 11 ON METROPOLITAN NASHVILLE TAX MAP 19-14, ALSO BEING LOT NO. 2 ON THE PLAT OF NORTHGATE PARK, SECTION 14 OF RECORD IN BOOK 6200, PAGE 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF LONG HOLLOW POKE (AN 84 FOOT WIDE ROAD) THAT IS THE SOUTH PROPERTY CORNER OF THIS TRACT AND THE EAST PROPERTY CORNER OF NORTHGATE PARK, SECTION 14, LOT NO. 3 AS OF RECORD IN BOOK 6200, PAGE 180, SAID REGISTER'S OFFICE. SAID POINT BEING NORTHEAST 215.00 FEET AS MEASURED ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID ROAD FROM THE EAST END OF

THE NORTHEAST RETURN CURVE OF THE INTERSECTION OF LONG HOLLOW PIKE AND EAST CEDAR STREET (A 60 FOOT WIDE ROAD) AND PROCEEDING AS FOLLOWS:

1. WITH THE COMMON PROPERTY LINE OF SECTION 14, LOT NO 3 AND THIS TRACT AND LEAVING THE WESTERN RIGHT-OF-WAY LINE OF LONG HOLLOW PIKE, N 46° 55' 12" W. 253.83 FEET TO AN EXISTING IRON PIN. SAID POINT IS IN THE EASTERN LINE OF NORTHGATE PARK, SECTION 11, LOT NO. 1 OF RECORD IN BOOK 6250, PAGE 114, SAID REGISTER OFFICE. ALSO BEING THE NORTH PROPERTY CORNER OF SECTION 14, LOT NO. 3 AND THE WEST PROPERTY CORNER OF THIS TRACT; THENCE,

2. WITH THE COMMON PROPERTY LINE OF SECTION 11, LOT NO. 1 AND THIS TRACT, N 38° 44' 59" E 139.19 FEET TO AN EXISTING IRON PIN. SAID POINT IS THE WEST PROPERTY CORNER OF NORTHGATE PARK, SECTION 13, REVISED, LOT NO. 1 OF RECORD IN PLAT BOOK 6200, PAGE 178, SAID REGISTER'S OFFICE AND THE NORTH PROPERTY CORNER OF THIS TRACT, THENCE,

3. WITH THE COMMON PROPERTY LINE OF SECTION 13, REVISED, LOT NO. 1 AND THIS TRACT, S 55° 12' 58" E 249.39 FEET TO AN EXISTING IRON PIN ON THE WESTERN RIGHT-OF-WAY LINE OF LONG HOLLOW PIKE. SAID POINT IS THE SOUTH PROPERTY CORNER OF SECTION 13, REVISED, LOT NO. 1 AND THE EAST PROPERTY CORNER OF THIS TRACT THENCE,

4. WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID ROAD, S 34° 06' 31" W, 31.74 FEET TO AN EXISTING HIGHWAY MONUMENT AT THE START OF A CURVE; THENCE,

5. WITH A 1390.39 FOOT RADIUS CURVE TO THE RIGHT A LENGTH OF 143.99 FEET TO THE POINT OF BEGINNING. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 37° 50' 05" W. 143.93 FEET AND CONTAINING 39,779 SQUARE FEET OR 0.9132 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TN RE ACQUISITION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM B.F. NASHVILLE, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20200121-0007482 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Alexandra Wogan, 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.

Signature

State of Arizona

County of Maricopa

Personally appeared before me, Peggy Barber, a notary public for this county and state, Alexandra Wogan 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: 10-14-2023
Notary' Seal (if on paper)

PEGGY BARBER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 571647
Expires October 14, 2023

THE STATE OF TENNESSEE §
§
COUNTY OF Davidson §

The actual consideration or value, whichever is greater, for this transfer is $ 2,727,621.00

AFFIANT

Subscribed and sworn to before me, this 22 day of, December 2020.

Notary Public in and for the State of ~~TENNESSEE~~ Arizona

Eva B. Stubblefield
Printed/Typed Name of Notary

EVA B. STUBBLEFIELD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 562947
Expires April 4, 2023