Karen Johnson Davidson County
Batch# 553880 DEEDWARRSP
01/14/2021 08:28:30 AM 7 pgs
Fees: $38.00 Taxes: $1,369.00
20210114-0006197

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Family Trust u/w Robert E. Harwell #II F/B/O Coleman A. Harwell, II c/o Argent Trust Company 3102 West End Ave Suite 775 Nashville, TN 37203	Map 57, Parcel 1.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JTT) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **REH Investments, LLC**, A Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Family Trust u/w Robert E. Harwell #II F/B/O Coleman A. Harwell, II** (the "Grantee"), Grantee's successors and assigns, its one-third (1/3) tenant-in-common interest in and to certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

MILADY HEUGAS
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Subscribed and sworn to before me this 12th day of January, 2021.

Notary Public

My Commission Expires: 7-3-2023

4827-8364-0790.1

This conveyance of the Property is made subject to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property located at the southwest corner of the intersection of Old Hickory Boulevard and Bull Run Road, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the estate, title, interests, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's successors and assigns in said one-third (1/3) tenant-in-common interest, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property; that Grantor has a good right to convey the Property, and that Grantor covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 12th day of January, 2021.

GRANTOR:

REH Investments, LLC

By: _____
Thomas C. Harwell
Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Thomas C. Harwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of REH Investments, LLC, the within named bargainor, a limited liability company, and that he, as such Chief Manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and seal this 12th day of January, 2021.

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

_____
Notary Public

My Commission Expires:
7-3-2023

4827-8364-0790.1

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Property situated in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. I:

A tract of land in the 13th , formerly 25th Civil District of Davidson County, Tennessee, described according to a survey made by Erle Brake, County Surveyor, Sept 21st, 1933, as follows:

Beginning at a sweet gum and beech pointer the original southwest corner of the James M. Simpkins line and in a corner of James W. Howington's land; thence eastwardly 92 poles; thence southwardly 36 poles; thence eastwardly 87 poles to the center of Sulphur Creek, thence with the center of said creek with its various meanders as follows: North 24 degrees East 11 poles, North 47 degrees East 13 poles; North 4 degrees East 18 poles, North 33 degrees East 19 poles, North 25 degrees East 18 poles, North 36 degrees East 16 poles, North 21 degrees East 22 poles to B. F. Young's northwest corner, continuing with the center of said creek North 21 degrees East 15 poles and North 17 degrees West 10 poles, to the center of Bull Run Road, thence with the center of said road as follows: North 63 degrees West 42 poles, North 41, degrees West 23 poles, North 34 degrees West 25 poles North 46 degrees West 8 poles, North 25 degrees West 10 poles, North 41 degrees West 12 poles North 12 degrees West 8 poles, North 35 degrees West 7 poles, North 56 degrees West 14 poles North 63 degrees West 9 poles, North 42 degrees West 10 poles North 43 degrees West 6 poles, North 58 1/2 degrees West 7 poles, North 39 degrees West 24-5/10 poles, North 9 degrees West 9-5/10 poles North 21 degrees West 13 poles North 39 degrees West 3-9/10 poles, thence leaving said road and running westwardly 83- 5/10 poles, more or less to a large hickory in the southwest corner of the old Allen Simpkins tract, thence southwardly 50 poles to a hickory; thence South 71 degrees East 4-5/10 poles to a walnut and hickory thence southwardly 200 poles to the beginning, Containing 291-93/100 acres, more or less,

Included in the above description and excluded here from is that tract of land conveyed to James 0. Simpkins by deed from Cornelia E. Turner and husband of record in Book 954, page 463, Register's Office for said County described according to a survey made June 9th, 1936, by John Wilks Civil Engineer as follows:

Beginning at a culvert on the westerly margin of Old Hickory Boulevard and running thence South 18 degrees West with the westerly margin of said Boulevard 300 feet; thence North 87 degrees West 1268 feet to a small ash; thence North 4 degrees West 613 feet to a walnut thence North 70 degrees East 410 feet to a hickory; thence South 63 degrees East 300 feet; thence East 200 feet; thence South 63 degrees East 300 feet thence South 67 degrees East 200 feet; and thence South 55 degrees East 300 feet to the beginning, containing 19 1/2 acres, more or less.

TRACT NO. II:

Situated in the 13th Civil District of Davidson County,. Tennessee, and being the strip of the C. C. Roberts and wife land lying on the southwesterly side of the New Bull Run Road, and being a

part of the property transferred by Jno. H. Waddell, Et ux, to C. C. Roberts, Et ux in installment deed recorded in the Register's Office of Davidson County, Tenn. Jan. 24, 1936, noted in Book 45, Page 606, and recorded in Book 989, Page 48. This strip of land being more particularly described as follows:

Beginning at a point in the Old Hickory Blvd. which is a corner of the C.C. Roberts and wife, Margaret Roberts, land and running in a northwesterly direction with the New Bull Run Road (which has just been surveyed, graded, and completed) to a point in the north line of the said C. C. Roberts and wife, Margaret Roberts, land; thence west to a certain point in the C. C. Roberts and wife land which is also the northeast comer of the said Robert E. Harwell land; thence in a southeasterly direction following the northeasterly boundary of the Robert E. Harwell land to the beginning.

INCLUDED IN THE ABOVE DESCRIBED TRACTS OF LAND, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are the following described tracts of land:

Tract I:

Being situated in the 13th (formerly 25th) Civil District of said County and State, beginning at the

intersection of the south boundary line of the right of way of the Bull Run Road with the east right of way line of Old Hickory Boulevard; thence running in a southerly direction with the east margin of Old Hickory Boulevard 200 feet; thence easterly in a straight line at right angles with the Old Hickory Boulevard to the middle of Sulphur Creek; thence in a northerly direction with the meanders of said creek to a point where said creek strikes the southerly right of way line of said Bull Run Road; thence westerly with the said southerly right of way line of said Bull Run Road to the point of beginning.

Tract II:

Being situated in the Thirteenth, formerly Twenty-Fifth, Civil District of said County and State, and fronting 350 feet on the easterly margin of Old Hickory Boulevard and more particularly described as follows:

Beginning at an iron pipe on the northeast corner of the intersection of Old Hickory Boulevard and a private lane leading to the house situated on the property of Grantors, lying west of Old Hickory Boulevard, and running thence from said iron pipe along the easterly margin of Old Hickory Boulevard 350 feet to a point; running thence, at a right angle to Old Hickory Boulevard, to the center of Sulphur Creek; thence with said creek as it meanders to the northerly margin of said private lane; thence with the northerly margin of said private lane to the point of beginning, showing 3 SO feet front on said Old Hickory Boulevard and 350 feet, more or less, along the center of said creek.

Being the same property conveyed to REH Investments, LLC, a limited liability company, by Deed of record in Instrument No. 20160425-0040092, in the Register's Office for Davidson County, Tennessee. For further reference see Deed of record in Instrument No. 20040922-

0113884, in the Register's Office for Davidson County, Tennessee (as to an undivided one-third interest).

EXHIBIT B

PERMITTED EXCEPTIONS

Said Property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Taxes for the year 2021, a lien, now due and payable.

2. Oil and Gas Lease in favor of The McGuire Drilling Company of record in Book 880, page 252, in the Register's Office for Davidson County, Tennessee.

3. Applications for Greenbelt Assessment - Agricultural of record in Instrument No. 20140127-0007331 and Instrument Number 20170310-0023941, Register's Office for Davidson County, Tennessee.

4. Rights or claims of parties in possession not shown by the public records.

5. Rights of tenants, as tenants only, under recorded or unrecorded leases.

6. Easements, or claims of easements, not shown by the public records.

7. Any and all matters that would be disclosed by an accurate and complete land survey of the Property.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

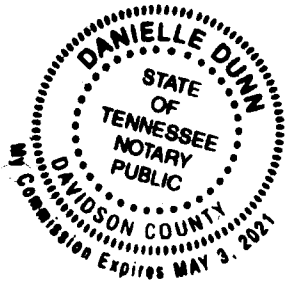
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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