Karen Johnson Davidson County
Batch# 561864 DEEDWARR
01/27/2021 09:37:37 AM 5 pgs
Fees: $28.00 Taxes: $5,661.00
20210127-0011923

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
MODCO OF KENTUCKY, INC. Attn: Jerry L. Veach 155 Wildwood Drive Murray, KY 42071	SAME	051-10-0-003.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHRIS PARDUE and JOHN ROBINSON, as tenants in common** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **MODCO OF KENTUCKY, INC., a Kentucky corporation** (the "Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 31st day of January, 2021.

Chris Pardue

CHRIS PARDUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Peggy Axford, a Notary Public of said County and State, CHRIS PARDUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2021.

Peggy Axford

NOTARY PUBLIC

My Commission Expires: 3/7/2023

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

JOHN ROBINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Peggy Axford, a Notary Public of said County and State, CHRIS PARDUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of January, 2021.

Peggy Axford
NOTARY PUBLIC
My Commission Expires: 3/7/2023

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,530,000.00.

Affiant

Subscribed and sworn before me this 2nd day of January, 2021.

Peggy Axford
NOTARY PUBLIC
My Commission Expires: 3/7/2023

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 7, 2023

EXHIBIT "A"
Legal Description

BEGINNING at an iron pin corner on the east side of Briarville Road, said road having a 50.00 right of way and said iron pin being 769.95 feet south of the south right of way of Due West Avenue; thence along the common boundary line of Lot 6 and Lot 7 of the above mentioned subdivision of Oakland Acres, Section Six, South 81 degrees 50' 42" East 92.40 feet to an iron pin corner; thence continuing with said common line between Lots 6 and 7, South 59 deg. 35' 25" East 114.54 feet to a point being a PK nail in the west right of way of South Graycroft Drive as widened according to a deed to Metropolitan Government of Nashville and Davidson County, Tennessee from Freda G. Moon and Tony Moon, of record in Book 8362, page 188, Register's Office for Davidson County, Tennessee, said South Graycroft Drive having a right of way of 60.0 feet as widened; thence southwestwardly with said west right of way of South Graycroft Drive and with a curve to the right for a distance of 72.38 feet to a monument disc, said curve having a central angle of 5 deg. 55' 24", a radius of 700.13 feet, a tangent of 36.22 feet, a chord bearing S 36 deg. 15' 43" W 72.35 feet; thence continuing with the right of way of South Graycroft Drive S 39 deg. 13' 25" W 199.80 feet to a monument disc; thence continuing with said right of way of South Graycroft Drive around a curve to the left for a distance of 16.94 feet to a point at the Intersection of the west right of way of South Graycroft Drive and the east right of way of Briarville Road, said point of intersection being a monument disc and said curve having a central angle of 1 deg. 16' 20", a radius of 762.90 feet, a tangent of 8.47 feet, and a chord bearing S 38 deg. 35' 15" W 16.94 feet; thence with the right of way of Briarville Road, as widened, in a northwestwardly direction around a curve to the left for a distance of 84.32 feet to a point; said curve having a central angle of 96 deg. 37' 40", a radius of 50,00 feet, a tangent of 56.15 feet, and a chord bearing N 18 deg. 53' 18" W 7 4.68 feet; thence continuing with the right of way of Briarville Road around a curve to the right for a distance of 32.88 feet to an iron pin, said curve having a central angle of 75 deg. 21' 16", a radius of 25.00 feet, a tangent of 19.31 feet and a chord bearing N 29 deg. 31' 19" W 30.56 feet; thence continuing with the east margin of Briarville Road, having a right of way of 50.0 feet, N 8 deg. 09' 18" E 202.24 feet to the point of beginning, and containing 0.796 more or less acre, or 34,700, more or less, square feet.

Being the same property conveyed to Chris Pardue and John Robinson, as tenants in common, from CSP Graycroft, L.P., a Tennessee limited partnership, by quitclaim deed of record in Instrument Number 20210113-0005675 in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable.

2. Storm Water Detention Agreement of Record in Book 11116, page 564, Register's Office for Davidson County, Tennessee.

3. All matters shown on Plat recorded in Book 2330, page 97, Register's Office for Davidson County, Tennessee.