NCS 1038048

This instrument was prepared by:

SRI Operating Company
Three Glenlake Parkway
Atlanta, Georgia 30328
Attention: 14th Floor/Legal Department

Karen Johnson Davidson County
Batch# 566954 DEEDWARR
02/03/2021 12:04:30 PM 6 pgs
Fees: $33.00 Taxes: $4,421.50
20210203-0015590

New Property Owner and Send Tax Bills To	Map-Parcel Numbers
SRI Operating Company Three Glenlake Parkway Atlanta, Georgia 30328 Attention: 14th Floor/Legal Department	Control Map: Group: 13 Parcel(s): 124.00

GENERAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 22nd day of January, 2021, by and between E. JOYCE WATSON, as Trustee of the 2015 DALE S. WATSON IRREVOCABLE TRUST AGREEMENT dated August 15, 2015 (the **"Grantor"**), and SRI OPERATING COMPANY, an Oklahoma corporation (the **"Grantee"**).

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby grant, bargain, sell, convey and confirm unto the Grantee, all of the following described real estate situated and being in Davidson County, Tennessee, to wit:

See **Exhibit A**, attached hereto and incorporated herein by reference as if copied verbatim.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements located thereon and all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto unto the Grantee, its successors and assigns in fee simple, subject, however, to those encumbrances and matters (hereinafter collectively the **"Permitted Exceptions"**) set forth on **Exhibit B** attached hereto and incorporated herein by reference as if copied verbatim, but only to the extent that the same are valid and enforceable against the aforedescribed property.

And the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for the Permitted Exceptions; and that subject to the Permitted Exceptions, the Grantor warrants and forever defends the title unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR:

2015 DALE S. WATSON IRREVOCABLE TRUST AGREEMENT dated August 15, 2015

By _____, as attorney in fact for E. Joyce Watson, Trustee

David R. Watson, as attorney-in-fact for
E. Joyce Watson, Trustee

ACKNOWLEDGMENT

STATE OF TN)
) ss.
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, David R. Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument as the attorney-in-fact for E. Joyce Watson, the trustee of the 2015 Dale S. Watson Irrevocable Trust Agreement dated August 15, 2015, on behalf of such entity, for the purposes therein contained.

Witness my hand, at office, this 21st day of ~~January~~, 2021.

_____
Notary Public, State of TN
M. Todd Jackson
Typed or Printed Name

My Commission Expires: 6-10-23

(SEAL)

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

State Tax: $_____
Register's Fee: $_____
Recording Fee: $_____

202102030015590

Total $_____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,195,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 21st day of January, 2021.

_____
Notary Public, State of Georgia
Sheree Esquilin
Typed or Printed Name

My Commission Expires: October 28, 2024

(SEAL)



Exhibit A
To
General Warranty Deed

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

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLARKSVILLE PIKE, STATE ROUTE NO. 12, AT THE EASTERLY CORNER OF LOT 1 OF THE AFORESAID SUBDIVISION; THENCE WITH SAID RIGHT-OF-WAY LINE, SOUTH 56 DEGREES, 17 MINUTES, 27 SECONDS EAST, 148.06 FEET TO AN EXISTING IRON PIN; THENCE WITH THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO MRS. CATHERINE J. CARNEY OF RECORD IN BOOK 2303, PAGE 13, R.O.D.C., TENNESSEE, SOUTH 32 DEGREES, 14 MINUTES, 31 SECONDS WEST, 198.07 FEET TO AN EXISTING IRON PIN; THENCE, WITH THE NORTHEASTERLY LINES OF LOTS 10, 7 AND 6 OF HAILEY'S SUBDIVISION, A PART OF BLOCK 5 IN G.T. SHEEGOG SUBDIVISION AT BORDEAUX OF RECORD IN BOOK 547, PAGE 155, R.O.D.C., TENNESSEE, NORTH 58 DEGREES, 2 MINUTES, 51 SECONDS WEST, 198.00 FEET TO AN EXISTING IRON PIN; THENCE WITH THE SOUTHEASTERLY LINE OF LOT 2 OF M & M DEVELOPMENT CO. SUBDIVISION OF RECORD IN BOOK 6200, PAGE 340, R.O.D.C., TENNESSEE, NORTH 32 DEGREES, 9 MINUTES, 40 SECONDS EAST, 99.50 FEET TO AN EXISTING IRON PIN; THENCE WITH THE SOUTHWESTERLY LINE OF LOT 1 OF THE MAYS AND MORGAN SUBDIVISION, OF RECORD IN BOOK 6200, PAGE 680, R.O.D.C., TENNESSEE, SOUTH 58 DEGREES, 09 MINUTES, 32 SECONDS EAST, 53.77 FEET TO AN EXISTING IRON PIN; THENCE WITH THE SOUTHEASTERLY LINE OF SAID LOT 1, NORTH 34 DEGREES, 12 MINUTES, 33 SECONDS EAST, 37.02 FEET TO AN EXISTING IRON PIN; THENCE WITH SAID SOUTHEASTERLY LINE, NORTH 27 DEGREES, 59 MINUTES, 02 SECONDS EAST, 66.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 34,315 SQUARE FEET OR 0.788 OF AN ACRE.

BEING THE SAME PROPERTY CONVEYED TO E. JOYCE WATSON, TRUSTEE, 2015 DALE S. WATSON IRREVOCABLE TRUST AGREEMENT DATED AUGUST 31, 2015, BY DEED FROM E. JOYCE WATSON, TRUSTEE, DALE S. WATSON EXEMPT FAMILY TRUST U/A/D DECEMBER 12, 2007, OF RECORD IN INSTRUMENT NO. 20160826008967 9, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All matters shown on plat(s) of record in Book 6200, Page 680, in the Register's Office of Davidson County, Tennessee.

2. Terms and provisions of Easement, by and between Leslie D. Maupin and Wife, Ella A. Maupin and The Tennessee Electric Power Company, a corporation, of record in Book 787, Page 21, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between E. B. Smith Jr. and The Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4015, Page 11, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Terry Mays and J. A. Morgan and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 6661, Page 219, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, HEATHER TOWNSEND, 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.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, DARCY QUIST a notary public for this county and state, HEATHER TOWNSEND 1] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Darcy L. Quist
Notary's Signature

My Commission Expires: 2/16/2022
Notary' Seal (if on paper)

Darcy L Quist
NOTARY PUBLIC
Cherokee County, GEORGIA
My Comm. Expires
02/16/2022