Karen Johnson Davidson County
Batch# 617332 DEEDWARRSP
04/19/2021 08:28:30 AM 7 pgs
Fees: $38.00 Taxes: $3,330.00
20210419-0051590

THIS INSTRUMENT PREPARED BY
Douglas S. Hale
Hale and Hale, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Red Group LLC 2507 Westfield Drive Lebanon, Tennessee 37090-8313	Same	Tax Map 15 Part of Parcel 7

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CLAYTON HC, INC.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **RED GROUP LLC**, a Tennessee limited liability company (the "Grantee"), that certain parcel of real property in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property (collectively referred to as the "Property")

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD, the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor does covenant with the Grantee that it is lawfully seized and possessed of the Property in fee simple, Grantor has the right to convey the Property, and the Property is free from all encumbrances, except the Permitted Encumbrances. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, together with Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Grantee shall be responsible for the payment of 2021 real property taxes.

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.

This is unimproved property containing 14.31 acres, more or less, located off of Whites Creek Pike, Joelton, Tennessee 37080.

IN WITNESS WHEREOF, the undersigned CLAYTON HC, INC., by and through its authorized representative, has hereunto subscribed its name on this 15 day of April, 2021.

CLAYTON HC, INC.

By: _____
James L. Clayton
Its: Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, of the State and County aforesaid, **JAMES L. CLAYTON**, 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 Executive Officer of Clayton HC, Inc., a Tennessee corporation, the within named maker and bargainor, and that he as such Chief Executive Officer executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chief Executive Officer.

WITNESS my hand and official seal at office in Knoxville, Tennessee, on this 15 day of April 2021.

CHARLES L. JUSTICE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

_____
NOTARY PUBLIC
My Commission expires: 4/4/2022

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn before me this 16th day of April 2021.

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission expires: 12/18/22

EXHIBIT A

(LEGAL DESCRIPTION OF THE PROPERTY)

Land lying in the 1st Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being located north of Interstate I-24 and west of Whites Creek Pike (State Route 6) and being more particularly described as follows:

Beginning at an iron rod situated in the northerly(local) margin of Interstate 24; thence leaving said northerly right of way N00°46'42"E a distance of 936.65';thence N80°08'34"W a distance of 5.90'; thence N70°26'36"W a distance of 34.83'; thence N81°42'42"W a distance of 72.01'; thence N69°50'08"W a distance of 90.07'; thence N53°25'57"W a distance of 17.28'; thence N21°05'17"W a distance of 66.78'; thence N60°07'15"W a distance of 25.37'; thence N83°09'39"W a distance of 11.46'; thence N83°09'39"W a distance of 9.83'; thence S72°13'52"W a distance of 30.67'; thence S63°15'30"W a distance of 31.26'; thence S63°15'30"W a distance of 31.26'; thence S53°15'16"W a distance of 31.80'; thence S43°32'41"W a distance of 27.87'; thence S20°37'15"W a distance of 96.90'; thence S28°53'53"W a distance of 37.50'; thence S42°42'39"W a distance of 42.00'; thence S60°02'32"W a distance of 37.48'; thence S75°04'22"W a distance of 27.44'; thence S89°12'36"W a distance of 25.82'; thence N82°14'13"W a distance of 20.48'; thence N72°07'48"W a distance of 31.16'; thence N65°15'55"W a distance of 66.81'; thence N81°27'46"W a distance of 36.38'; thence N86°15'33"W a distance of 52.35'; thence N88°38'00"W a distance of 26.48'; thence N83°34'17"W a distance of 83.41'; thence S24°25'42"W a distance of 17.93'; thence S06°25'42"W a distance of 37.00'; thence S16°34'18"E a distance of 42.00'; thence S32°24'18"E a distance of 96.00'; thence S39°04'18"E a distance of 67.00'; thence S25°24'18"E a distance of 42.00'; thence S21°44'18"W a distance of 127.00'; thence S45°54'18"W a distance of 25.00'; thence S39°54'18"W a distance of 140.00'; thence S29°24'18"W a distance of 51.00'; thence S47°24'18"E a distance of 55.00'; thence S58°24'18" a distance of 25.00'; thence S41°09'35"E a distance of 17.00'; thence S11°54'18"E a distance of 73.00'; thence S06°24'18"E a distance of 52.00'; thence S07°35'42"W a distance of 33.00'; thence S16°25'42"W a distance of 35.00'; thence S00°05'42"W a distance of 30.00'; thence S39°09'18"E a distance of 23.00'; thence S53°24'18"E a distance of 35.00'; thence S66°03'29"E a distance of 30.00'; thence S84°30'12"E a distance of 25.00'; thence N70°44'49"E a distance of 16.00'; thence N80°10'23"E a distance of 7.00'; thence S87°39'18"E a distance of 6.00'; thence S55°24'17"E a distance of 6.00'; thence S82°09'02"E a distance of 40.00'; thence N68°05'42"E a distance of 58.51'; thence N82°56'39"E a distance of 18.93'; thence N89°50'42"E a distance of 20.00'; thence S84°19'18"E a distance of 57.00'; thence S74°09'18"E a distance of 53.00'; thence N89°10'42"E a distance of 40.00'; thence S82°14'18"E a distance of 40.00'; thence S58°09'18"E a distance of 48.00'; thence S39°24'18"E a distance of 28.00' to the **Point of Beginning** of tract containing 14.31 acres, more or less.

The above described real property is one and the same as the hereinafter described real property:

Commencing at a concrete highway monument at the intersection of the northerly right-of-way margin of Interstate I-24 (right-of-way width varies) and the westerly right-of-way line of Whites Creek Pike (State Route 6), (right-of-way width varies); said concrete highway monument being near the most southeasterly property corner of a tract of land conveyed to Clayton HC, Inc. as of record in Instrument No. 20170519-0049807, Register's Office for Davidson County, Tennessee; thence, with the northerly right-of-way margin of said Interstate I-24, S-35°59'09"-W, 205.18 feet to a concrete highway monument; thence, S-76°55'14"-W, 619.26 feet to an iron rod; thence, in a southwestwardly direction with a curve to the right having a delta angle of 22°43'32", a radius of 601.59 feet, for an arc length of 238.58 to an iron rod; said curve has a chord bearing and distance of S-88°17'02"-W, 237.02 feet; thence, N-80°21'22"-W, 517.45 feet to a point in the center of Long Creek, said point being the true point of beginning of the herein described tract; thence, leaving the northerly right-of-way margin of said Interstate I-24 and with the center of Long Creek, being the northeasterly property line of a tract of land conveyed to David Carlyle, Trustee (Tax Map 14, Parcel 138.00) as of record in Instrument No. 20110615-0045949, Register's Office for Davidson County, Tennessee, the following calls, N-39°24'18"-W, 28.00 feet to a point; thence, N-58°09'18"-W, 48.00 feet to a point; thence, N-82°14'18"-W, 40.00 feet to a point; thence, S-89°10'42"-W, 40.00 feet to a point; thence, N-74°09'18"-W, 53.00 feet to a point; thence, N-84°19'18"-W, 57.00 feet to a point; thence, S-89°50'42"-W, 20.00 feet to a point; thence, S-82°56'39"-W, 18.93 feet to a point; thence, S-68°05'42"-W, 58.51 feet to a point; thence, N-82°09'02"-W, 40.00 feet to a point; thence, N-55°24'18"-W, 6.00 feet to a point; thence, N-87°39'18"-W, 6.00 feet to a point; thence, S-80°10'23"-W, 7.00 feet to a point; thence, S-70°44'49"-W, 16.00 feet to a point; thence, N-84°30'12"-W, 25.00 feet to a point; thence, N-66°03'29"-W, 30.00 feet to a point; thence, N-53°24'18"-W, 35.00 feet to a point; thence, N-39°09'18"-W, 23.00 feet to a point; thence, N-00°05'42"-E, 30.00 feet to a point; thence, N-16°25'42"-E, 35.00 feet to a point; thence, N-07°35'42"-E, 33.00 feet to a point; thence, N-06°24'18"-W, 52.00 feet to a point; thence, N-11°54'18"-W, 73.00 feet to a point; thence, N-41°09'35"-W, 17.00 feet to a point; thence, N-58°24'18"-W, 25.00 feet to a point; thence, N-47°24'18"-W, 55.00 feet to a point; thence, N-29°24'18"-W, 51.00 feet to a point in the center of Long Creek; said point being the northeasterly property corner of a tract of land conveyed to David Carlyle, Trustee (Tax Map 14, Parcel 195.00) as of record in Instrument No. 20110615-0045949, Register's Office for Davidson County, Tennessee; thence, continuing with the center of Long Creek, and along the northeasterly property line of said Carlyle, N-39°54'18"-W, 140.00 feet to a point; thence, N-45°54'18"-W, 25.00 feet to a point; thence, N-21°44'18"-W, 127.00 feet to a point; thence, N-25°24'18"-W, 42.00 feet to a point; thence, N-39°04'18"-W, 67.00 feet to a point; thence, N-32°24'18"-W, 96.00 feet to a point; thence, N-16°34'18"-W, 42.00 feet to a point; thence, N-06°25'42"-E, 37.00 feet to a point; thence, N-24°25'42"-E, 17.93 feet to a point at the southwesterly boundary corner of Falls Subdivision as of record in Instrument No. 20191015-0105302, Register's Office for Davidson County, Tennessee; thence, with the southerly boundary line of Falls Subdivision, and following with the center of an existing creek, S-83°34'18"-E, 83.41 feet to a point; thence, S-88°38'01"-E, 26.48 feet to a point; thence, S-86°15'34"-E, 52.35 feet to a point; thence, S-81°27'46"-E, 36.38 feet to a point; thence, S-65°15'55"-E, 66.81 feet to a point; thence, S-72°07'49"-E, 31.16 feet to a point; thence, S-82°14'14"-E, 20.48 feet to a point; thence, N-89°12'36"-E, 25.82 feet to a point; thence, N-

75°04'21"-E, 27.44 feet to a point; thence, N-60°02'31"-E, 37.48 feet to a point; thence, N-42°42'38"-E, 42.00 feet to a point; thence, N-28°53'52"-E, 37.50 feet to a point; thence, N-20°37'14"-E, 96.90 feet to a point; thence, N-43°32'41"-E, 27.87 feet to a point; thence, N-53°15'16"-E, 31.80 feet to a point; thence, N-63°15'29"-E, 31.26 feet to a point; thence, N-72°13'51"-E, 30.67 feet to a point; thence, S-83°09'40"-E, 21.29 feet to a point; thence, S-60°07'16"-E, 25.37 feet to a point; thence, S-42°26'32"-E, 58.71 feet to a point; thence, S-21°05'18"-E, 66.78 feet to a point; thence, S-53°25'58"-E, 17.28 feet to a point; thence, S-69°50'09"-E, 90.07 feet to a point; thence, S-81°42'43"-E, 72.01 feet to a point; thence, S-70°26'36"-E, 34.83 feet to a point; thence, S-80°08'35"-E, 5.90 feet to a point; thence, leaving the southerly boundary line of said Falls Subdivision, and with a new severance line through which this tract is a part of, S-00°46'41"-W, 936.65 feet to the point of beginning and containing 623,130 square feet or 14.31 acres, more or less, as calculated by the above courses and distances. Legal description provided by JTA Land Surveying, Inc., 2603 Elm Hill Pike, Suite K, Nashville, TN 37214, Greg Terry, RLS.

Being a portion of the same property conveyed to Clayton HC, Inc., a Tennessee corporation by Quitclaim Deed dated May 15, 2017 from Clayton Bank and Trust of record in Instrument No. 20170519-0049807, Register's Office for Davidson County, Tennessee.

EXHIBIT B

(Permitted Exceptions)

1. Taxes for the year 2021, not yet due and payable;
2. Roll back taxes;
3. Declaration of Restrictive Covenants of record in Instrument No. 20030820-0121082, Register's Office for Davidson County, Tennessee;
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7697, Page 952, Book 7868, Page 953 and 7697, Page 929, Register's Office for Davidson County, Tennessee;
5. Easements of record at Instrument No. 20040204-0013558, Register's Office for Davidson County, Tennessee;
6. Stormwater Detention Agreement of record at Instrument No. 20070507-0054741, Register's Office for Davidson County, Tennessee;
7. Application for Greenbelt Assessments-Forest of record at Instrument No. 20150303-0018667 and Instrument No. 20180222-0016870, Register's Office for Davidson County, Tennessee;
8. Easement for Public Utilities, Ingress and Egress and Dedication of record at Instrument No. 20180503-0042326, Register's Office for Davidson County, Tennessee;
9. All matters appearing on the survey by Robert Seigenthaler dated December 12, 2000, as revised January 29, 2004, including, but not limited to, a 50-foot wide access road (ingress/egress) extending across the property from easterly line to the westerly line and telephone line easement running north and south adjacent to the easterly boundary line;
10. Easement for the flow of creeks and branches, running across or through subject property and riparian rights claimed or asserted by abutting owners;
11. Title to any portion of the subject property embraced within the bounds or rights of way of Whites Creek Pike and I-24 Interstate Highway; and
12. Discrepancies and inaccuracies in the legal description of the property herein described and the amount of acreage represented to be the property herein described.

True Copy Certification

I, George H. White, 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.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, 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: 12/18/22

