WARRANTY DEED

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF ~~Robertson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $473,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Greg A. Melton	New Owner	Map & Parcel 023 00-0 193.00 & 194.00
(NAME)	(NAME)	
0 Clay Lick Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 629966 **DEEDWARR**
05/06/2021 10:18:40 AM 5 pgs
Fees: $28.00 Taxes: $1,757.50

20210506-0060852

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John D. Benbow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Greg A. Melton, wife and husband and Chelcie L. Melton, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A

Being the same property conveyed to John D. Benbow, unmarried, from Ronald E. Waller and Debora L. Waller, husband and wife, by Deed dated November 6, 2014 and as of record in Instrument No. 20141110-0103554, said Register's Office.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Instrument No. 20141110-0103554, said Register's Office.

This conveyance is subject to Ingress, Egress & Utility Easement of record in Instrument No. 20141110-0103554, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 0 Clay Lick Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of May, 2021.

John D. Benbow

STATE OF TENNESSEE

COUNTY OF Robertson

On this 4th day of May, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John D. Benbow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT "A"

TRACT 1:

BEGINNING AT AN IRON ROD IN THE NORTHERLY RIGHT OF WAY OF CLAYLICK ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE JOSEPH E. BUSH PROPERTY AS DESCRIBED IN DEED BOOK 11688, PAGE 780, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THENCE, WITH SAID RIGHT OF WAY, NORTH 48 DEGREES 37,MINUTES 25 SECONDS WEST, 173.28 FEET TO AN IRON ROD; THENCE WITH A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 04 DEGREES 22 MINUTES 10 SECONDS, A RADIUS OF 1214.70 FEET, AN ARC LENGTH OF 92.63 FEET, A CHORD BEARING OF NORTH 50 DEGREES 48 MINUTES 29 SECONDS WEST AND A CHORD LENGTH OF 92.61 FEET TO AN IRON ROD, THE TRUE POINT OF BEGINNING; THENCE WITH A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 02 DEGREES 27 MINUTES 06 SECONDS, A RADIUS OF 1214.70 FEET, AN ARC LENGTH OF 51.98 FEET, A CHORD BEARING OF NORTH 54 DEGREES 13 MINUTES 07 SECONDS WEST AND A CHORD LENGTH OF 51.97 FEET TO AN IRON ROD; THENCE, NORTH 40 DEGREES 46 MINUTES 22 SECONDS EAST, 14.06 FEET TO AN IRON ROD; THENCE, NORTH 40 DEGREES 13 MINUTES 38 SECONDS WEST, 234.00 FEET TO AN IRON ROD; THENCE, NORTH 00 DEGREES 03 MINUTES 18 SECONDS WEST, 205.05 FEET TO AN IRON ROD; THENCE NORTH 14 DEGREES 53 MINUTES 48 SECONDS WEST, 162.34 FEET TO AN IRON ROD; THENCE, NORTH 40 DEGREES 26 MINUTES 26 SECONDS WEST, 151.82 FEET TO AN IRON ROD; THENCE, NORTH 45 DEGREES 01 MINUTES 19 SECONDS WEST, 252.64 FEET TO AN IRON ROD; THENCE, NORTH 57 DEGREES 43 MINUTES 12 SECONDS WEST, 313.35 FEET TO AN IRON ROD, THE SOUTHEAST CORNER OF TRACT # 13; THENCE, WITH THE EAST LINE OF TRACT # 13, NORTH 47 DEGREES 29 MINUTES 42 SECONDS EAST, 1409.62 FEET TO AN IRON ROD; THENCE, SOUTH 68 DEGREES 41 MINUTES 26 SECONDS EAST, 2452.37 FEET TO AN IRON ROD IN THE WEST LINE OF TRACT # 9; THENCE, WITH THE WEST LINE OF TRACT # 9, SOUTH 46 DEGREES 13 MINUTES 06 SECONDS WEST, 345.18 FEET TO AN IRON ROD; THENCE, NORTH 64 DEGREES 05 MINUTES 01 SECONDS WEST, 365.46 FEET TO AN IRON ROD; THENCE, SOUTH 89 DEGREES 47 MINUTES 26 SECONDS WEST, 1518.87 FEET TO AN IRON ROD; THENCE, SOUTH 24 DEGREES 13 MINUTES 59 SECONDS WEST, 1118.18 FEET TO AN IRON ROD, THE POINT OF BEGINNING AND CONTAINING 52.707 ACRES, MORE OR LESS.

TRACT 2:

BEGINNING AT AN IRON ROD IN THE NORTHERLY RIGHT OF WAY OF CLAYLICK ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE JOHNNY W. TYRA PROPERTY AS DESCRIBED IN DEED BOOK 7604 PAGE 191 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING SAID RIGHT OF WAY, WITH TYRA'S EAST LINE, NORTH 47 DEGREES 42 MINUTES 48 SECONDS EAST, 1926.44 FEET TO AN IRON ROD; THENCE, NORTH 59 DEGREES 57 MINUTES 08 SECONDS EAST, 541.47 FEET TO AN IRON ROD; THENCE, NORTH 83 DEGREES 10 MINUTES 08 SECONDS EAST, 595.06 FEET TO AN IRON ROD; THENCE, NORTH 45 DEGREES 29 MINUTES 19 SECONDS EAST, 381.50 FEET TO AN IRON ROD; THENCE, SOUTH 35 DEGREES 49 MINUTES 25 SECONDS EAST, 248.39 FEET TO AN IRON ROD; THENCE, SOUTH 01 DEGREES 24 MINUTES 35 SECONDS EAST, 773.35 FEET TO AN IRON ROD; THENCE, SOUTH 25 DEGREES 53 MINUTES 39 SECONDS WEST, 542.52 FEET TO AN IRON ROD; THENCE, SOUTH 69 DEGREES 47 MINUTES 59 SECONDS EAST, 447.00 FEET TO AN IRON ROD; THENCE, NORTH 81 DEGREES 26 MINUTES 36 SECONDS EAST, 459.97 FEET TO AN IRON ROD; THENCE, SOUTH 31 DEGREES 15 MINUTES 31 SECONDS EAST, 268.34 FEET TO AN IRON ROD, THE NORTHWEST CORNER OF TRACT #9; THENCE, SOUTH 46 DEGREES 13 MINUTES 06 SECONDS WEST, 247.59 FEET TO AN IRON ROD, THE NORTHEAST CORNER OF TRACT #12; THENCE, WITH THE NORTH LINE OF TRACT #12, NORTH 68 DEGREES 41 MINUTES 26 SECONDS WEST, 2452.37 FEET TO AN IRON ROD; THENCE, SOUTH 47 DEGREES 29 MINUTES 42 SECONDS WEST, 1409.62 FEET TO AN IRON ROD, THE POINT OF BEGINNING AND CONTAINING 50.137 ACRES MORE OR LESS.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to

this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein; and the following:

No single wide mobile homes permitted on all tracts; (2) No double wide mobile homes or single wide mobile homes can be placed on Tracts #1 thru #7 and #14; (3) -No swine, or poultry of any kind shall be raised, bred or kept on property; (4) No storage of junk cars, storage of building materials, or any other noxious or offensive operations shall be conducted or maintained on the premises.

The right of the enforcement of these restrictive covenants is vested in the purchaser or assigns of Tracts. Any such purchaser of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them or to prevent the violation of any of them, by the institution of an action at law or a suit in equity for injunctive or other relief.

By the creation of the restrictions there is no intention of imposing them on any other land owner by the seller, Siebe Living Trust, whether adjoining said property of any portion of property located in the vicinity thereof, there being no general plan of development of all of their land.

A 50' Unobstructed Ingress/Egress Easement for the benefit of Tracts 5,6,7,8,9,10,11,12,13 and Parcel 185 on Map 23. This Easement will run with the land and the Easement drive will be maintained equally among all property owners it may benefit. Any new development or extension of this 50' Easement will be paid for by the Owner of the tract in which it may benefit, without exception, described as follows:

Being a 50 foot wide easement for the benefit of Tract # 8, the centerline of which is described herein.
Beginning at an iron rod in the northerly right of way of Claylick Road, the Southeast corner of the Barbara L. Waller property as recorded in Instrument # 20060106-0002059 R.O.D.C., thence with said right of way South 61 degrees 27 minutes 31 seconds East, 36.63 feet to a point, the true point of beginning; Thence leaving said right of way North 29 degrees 03 minutes 12 seconds East, 95.91 feet to a point. Thence North 41 degrees 17 minutes 48 seconds East, 121.64 feet to a point. Thence North 22 degrees 13 minutes 25 seconds East, 77.20 feet to a point. Thence North 22 degrees 01 minutes 26 seconds East, 187.32 feet to a point, Thence North 21 degrees 01 minutes 01 seconds East, 105.83 feet to a point. Thence North 34 degrees 12 minutes 22 seconds East, 77.22 feet to a point. Thence North 44 degrees 55 minutes 51 seconds East, 97.02 feet to a point. Thence North 30 degrees 29 minutes 59 seconds East, 91.03 feet to a point. Thence North 43 degrees 56 minutes 09 seconds East, 96.77 feet to a point. Thence North 43 degrees 35 minutes 29 seconds East, 92.14 feet to a point. Thence North 21 degrees 56 minutes 18 seconds East, 73.21 feet to a point. Thence North 21 degrees 17 minutes 16 seconds West, 63.57 feet to a point. Thence North 39 degrees 20 minutes 20 seconds West, 159.62 feet to a point. Thence North 29 degrees 22 minutes 19 seconds West, 100.98 feet to a point. Thence North 12 degrees 27 minutes 01 seconds West, 102.61 feet to a point. Thence North 05 degrees 20 minutes 29 seconds West, 131.61 feet to a point. Thence North 01 degrees 20 minutes 55 seconds East, 88.92 feet to a point. Thence North 15 degrees 04 minutes 01 seconds East, 79.91 feet to a point. Thence North 03 degrees 25 minutes 09 seconds East, 90.31 feet to a point. Thence North 16 degrees 56 minutes 39 seconds East, 157.94 feet to a point. Thence North 10 degrees 58 minutes 14 seconds East, 91.93 feet to a point. Thence North 01 degrees 44 minutes 42 seconds West, 121.17 feet to a point. Thence North 25 degrees 44 minutes 32 seconds West, 50.35 feet to a point. Thence North 55 degrees 37 minutes 39 seconds West, 116.54 feet to a point. Thence North 67 degrees 58 minutes 40 seconds West, 143.49 feet to a point. Thence North 52 degrees 16 minutes 06 seconds West, 212.36 feet to a point. Thence North 30 degrees 55 minutes 53 seconds West, 198.06 feet to a point. Thence North 43 degrees 32 minutes 20 seconds West, 137.54 feet to a point. Thence North 41 degrees 18 minutes 41 seconds West, 118.70 feet to a point. Thence North 46 degrees 45 minutes 29 seconds West, 100.03 feet to a point. Thence North 51 degrees 04 minutes 23 seconds West, 151.49 feet to a point. Thence North 46 degrees 21 minutes 08 seconds West, 176.06 feet to a point.

Thence North 40 degrees 25 minutes 18 seconds West, 101.41 feet to a point. Thence North 27 degrees 18 minutes 09 seconds West, 91.25 feet to a point. Thence North 10 degrees 27 minutes 15 seconds West, 40.78 feet to a point. Thence North 00 degrees 06 minutes 42 seconds East, 103.16 feet to a point. Thence North 13 degrees 24 minutes 26 seconds West, 95.72 feet to a point. Thence North 27 degrees 27 minutes 59 seconds West, 90.13 feet to a point. Thence North 45 degrees 53 minutes 56 seconds West, 73.24 feet to a point. Thence North 71 degrees 05 minutes 36 seconds West, 77.35 feet to a point. Thence South 85 degrees 53 minutes 59 seconds West, 73.67 feet to a point. Thence South 75 degrees 12 minutes 52 seconds West, 83.55 feet to a point. Thence South 46 degrees 48 minutes 42 seconds West, 78.02 feet to a point. Thence South 37 degrees 13 minutes 27 seconds West, 111.40 feet to a point. Thence South 32 degrees 54 minutes 52 seconds West, 115.22 feet to a point. Thence South 48 degrees 14 minutes 48

seconds West, 185.28 feet to a point. Thence South 38 degrees 09 minutes 37 seconds West, 137.43 feet to a point. Thence South 15 degrees 07 minutes 19 seconds West, 62.53 feet to a point. Thence South 11 degrees 26 minutes 43 seconds East, 90.83 feet to a point. Thence South 30 degrees 51 minutes 27 seconds East, 406.31 feet to a point. Thence South 18 degrees 50 minutes 40 seconds East, 89.08 feet to a point. Thence South 27 degrees 19 minutes 30 seconds East, 154.59 feet to a point. Thence South 26 degrees 23 minutes 38 seconds East, 84.17 feet to a point. Thence South 42 degrees 10 minutes 29 seconds East, 145.83 feet to a point. Thence South 31 degrees 30 minutes 48 seconds East, 108.85 feet to a point. Thence South 30 degrees 08 minutes 56 seconds East, 157.20 feet to a point. Thence South 15 degrees 03 minutes 19 seconds East, 130.98 feet to a point. Thence South 08 degrees 06 minutes 34 seconds East, 119.99 feet to a point. Thence South 03 degrees 30 minutes 36 seconds East, 54.99 feet to a point. Thence South 06 degrees 37 minutes 13 seconds West, 54.17 feet to a point. Thence South 14 degrees 08 minutes 15 seconds East, 95.23 feet to a point in the north line of Tract # 8. Thence with the north line of Tract # 8, South 84 degrees 36 minutes 22 seconds East , 29.83 feet to an iron rod found. Said iron rod is, South 26 degrees 43 minutes 17 seconds East, 1641.95 feet from the point of beginning and South 38 degrees 02 minutes 25 seconds West, 386.91 feet to an iron rod found at the northeast corner of the Betha May Neskie property as described in instrument # 200408050094047 R.O.D.C.

A 25' Public Utility Easement will run along the front of Tracts 1 thru 14, parallel to Clay Lick Road.