Karen Johnson Davidson County
Batch# 656688 DEEDWARR
06/15/2021 08:57:30 AM 6 pgs
Fees: $33.00 Taxes: $6,475.00
20210615-0080188

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34357-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Whites Creek RV LLC 6547 N Avondale Ave. Chicago, IL 60631	New Owner	P/O 015-00-0-007.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Clayton HC, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Whites Creek RV LLC, a Florida limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described in EXHIBIT A, attached hereto and incorporated herein by this reference:

> Being part of the same property conveyed to Clayton Bank and Trust by Substitute Trustee's Deed dated March 16, 2009, from Rick Piliponis, Substitute Trustee, of record in Instrument No. 20090324-0026270, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed to Clayton HC, Inc., by Quitclaim Deed dated May 15, 2017, from Clayton Bank and Trust, of record in Instrument No. 20170519-0049807, said Register's Office.
>
> Together with the beneficial easement rights set out in Easement for Public Utilities, Ingress and Egress and Dedication, of record in Instrument No. 20180503-0042326, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument with an effective date of the 11th day of June, 2021.

Clayton HC, Inc., a Tennessee corporation

By: _____
Name: James L. Clayton
Its: Chairman

STATE OF TN]
COUNTY OF KNOX]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James L. Clayton, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of Clayton HC, Inc., a Tennessee corporation , the within-named bargainor, and that he as such Chairman being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

WITNESS my hand, at office, this 11th day of June, 2021.

_____
Notary Public
My Commission Expires: 5/4/23

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

_____
Affiant

Subscribed and sworn to before me this
11 day of June, 2021.

_____
Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

A parcel of land lying in the First Councilmanic District of Davidson County, Tennessee, at Joelton, and being more particularly described as follows:

Beginning at a concrete right of way monument found lying in the northern margin of the west bound ramp onto Interstate 24 at Exit 35; said monument being located at Tennessee State Plane Coordinates North: 726,410.28 feet and East: 1,712,257.30 feet, NAD83 (2011); thence along the right of way, South 76°44'55" West, (passing through a concrete right of way monument found at 392.45 feet) a total distance of 624.15 feet to a capped iron rod set at the point of curvature of a circular curve to the right, said curve being concave northerly and having a radius of 604.51 feet; THENCE along said curve through a central angle of 23°10'28" an arc distance of 244.51 feet (Chord: South 88°20'10" West, 242.84 feet) to a capped iron rod set at the point of tangent; THENCE continuing along said interstate right of way North 80°04'36" West, 507.46 feet to a point in the center of Long Creek; THENCE leaving said right of way and along a shared boundary line for with adjoining lands to the west conveyed to Red Group LLC as of record with Instrument Number 20210419-0051590, North 00°46'42" East, (passing through a capped iron rod set at 50.00 feet) at total distance of 833.50 feet to a point at the southeasterly margin of Twin Falls Drive (a public Right of Way) shown on Falls Subdivision, plat of record at Instrument Number 20191015-0105302, Registers Office Davidson County; THENCE along said right of way North 43°31'35" East, 89.76 feet to the center of a branch being the southern boundary of said Falls Subdivision; THENCE meandering along the center line of said branch or stream approximated herein by the following series of straight lines:

South 48°16'48" East, 9.35 feet;
South 62°36'31" East, 33.61 feet;
South 89°48'01" East, 16.32 feet;
North 83°09'16" East, 33.62 feet;
North 78°26'34" East, 29.97 feet;
South 81°58'54" East, 35.23 feet;
South 64°27'52" East, 20.99 feet;
South 25°24'22" East, 12.51 feet;
South 13°40'52" East, 43.90 feet;
South 19°07'58" East, 41.66 feet;
South 09°45'54" East, 18.50 feet;
South 05°48'54" W, 19.59 feet;
South 22°38'22" East, 16.41 feet;
South 44°57'54" East, 18.63 feet;
South 57°39'21" East, 64.67 feet;
South 73°59'12" East, 19.24 feet;
North 67°23'51" East, 16.41 feet;
North 48°18'56" East, 25.95 feet;
North 65°55'10" East, 45.17 feet;
North 79°27'02" East, 41.60 feet;

North 82°17'47" East, 23.48 feet;
North 88°57'32" East, 33.95 feet;
South 67°38'55" East, 50.61 feet;
South 73°57'52" East, 33.62 feet;
South 86°26'44" East, 22.95 feet;
South 67°15'09" East, 28.10 feet;
South 85°24'18" East, 10.43 feet;
North 44°46'24" East, 34.91 feet;
North 60°55'33" East, 12.03 feet;
North 84°25'39" East, 16.53 feet;
North 89°46'33" East, 44.95 feet;
North 75°19'09" East, 44.19 feet;
North 88°24'41" East, 34.83 feet;
North 84°43'26" East, 41.61 feet;
North 82°39'37" East, 44.34 feet;
South 75°57'00" East, 17.76 feet;
South 66°33'56" East, 55.63 feet;
South 28°41'26" East, 62.33 feet;
South 43°31'17" East, 21.85 feet;
South 51°08'13" East, 50.59 feet along the ROW of Northrop Drive;
South 62°13'22" East, 14.28 feet along the ROW of Northrop Drive;
South 75°56'59" East, 40.70 feet;
South 76°35'55" East, 70.46 feet;
South 81°59'48" East, 80.01 feet;
South 89°50'56" East, 50.21 feet;
South 80°30'35" East, 23.97 feet;
South 72°21'34" East, 43.19 feet;

AND South 64°51'48" East, 1.57 feet to the western right of way of Whites Creek Pike, State Route 65, and a point on the arc of a circular curve being concave easterly and having a radius of 1,136.71 feet, to which a radial line bears South 85°16'24" West; THENCE leaving said branch or stream, along said Whites Creek Pike, and along said curve through a central angle of 9°05'18" an arc distance of 180.31 feet (Chord: South 9°16'15" West, 180.12 feet) to a capped iron rod set at the point of tangent; THENCE continuing along the right of way, South 13°48'54" East, 147.20 feet to a concrete right of way monument found where the aforementioned ramp bears southwest from said Whites Creek Pike onto Interstate 24 West; THENCE continuing with the right of way South 36°07'02" West, 204.76 feet to the POINT OF BEGINNING, containing 24.081 Acres, or 1,048,953 Square Feet, more or less.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 7305 Whites Creek Pike – Joelton by Wilson & Associates, P.C., Joey C. Wilson, II TN R.L.S.# 2089, dated May 5, 2021, last revised June 8, 2021 as Project No. 19-1280.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel P/O 015-00-0-007.00. Current year taxes have been estimated and prorated as part of closing, and assumed by the Grantor.

2. Subject to American Telephone and Telegraph Company easement, of record in Book 1511, Page 151, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 7697, Page 952, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictive Covenants, of record in Instrument No. 20030820-0121082 and amended in Instrument No. 20200528-0055234, Register's Office for Davidson County, Tennessee.

5. Easement for Public Utilities, Ingress and Egress and Dedication, of record in Instrument No. 20180503-0042326, Register's Office for Davidson County, Tennessee.

6. Subject to the flow of any creeks or branches across the said property.

7. Matters shown on a current survey.

8. Lack of access to Interstate 24, a controlled access highway and lack of direct access to State Route 65, US Highway 431.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

