THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635598

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$900,000.00~~

Affiant

Subscribed and sworn to before me, this 6th day of July, 2021.

Notary Public
My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Karen Johnson Davidson County
Batch# 671860 DEEDWARR
07/07/2021 10:09:56 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20210707-0091075

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Tax Parcel ID No.
Perkins Management, LLC. 3300 Lealand Lane Nashville, TN 37204	Perkins Management, LLC. 3300 Lealand Lane Nashville, TN 37204	132 13 0 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodney D. Clawson and Nicolle A. Clawson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Perkins Management, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 4 on the Plan of Oakhill Subdivision No. 1, as of record in Plat Book 547, Page 49, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Battery Lane at the corner of Lots Nos. 4 and 5; thence with said road, Westwardly 103 feet, more or less, to the Northeast corner of the property conveyed to John H. Brooks and wife, by deed from Mary Maxwell Claiborne Record and husband, of record in Book 1303, Page 393, Register's Office of Davidson County; thence with said Brooks' Easterly line, Southwardly 710 feet more or less, to the Southerly line of said Subdivision; thence with said line, Eastwardly 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, Northwardly 750 feet to the beginning.

Included in the above described property, but Excluded from this conveyance is that part of the above described property conveyed by Bobby K. Barnes and wife, Joyce Barnes, by deed of record in Book 3617, page 483, and described as follows:

Beginning at an iron stake in the line between Lots No. 4 and 5 on said Plan, being also in the Western boundary line of the Waterswood Acres Subdivision, of record in Book 3300, Page 92, Register's Office of Davidson County, said point being 451.3 feet Southerly from the Southerly margin of Battery Lane, as shown on said Plan; thence with said line between said Lots Nos. 4 and 5, and the Western boundary line of said Waterswood Acres Subdivision, Southwardly 299.7 feet to an iron stake in the Southern boundary line of said Oakhill Subdivision; thence with the same, Westwardly 100 feet to an iron stake; thence Northwardly 293.7 feet to an iron stake, 432.3 feet Southerly from the Southerly margin of said Battery Lane; thence Eastwardly 99.2 feet to the point of beginning.

Being the same property conveyed to Rodney D. Clawson and wife, Nicolle A. Clawson, by Warranty Deed from Debra Smith Cochran, an unmarried woman, and E. Randall Cochran, an unmarried man, of record in Instrument No. 20150204-0010555, in the Register's Office of Davidson County, Tennessee, dated January 29, 2015 and recorded on February 04, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oakhill Subdivision No. 1, as recorded in Plat Book 547, Page(s) 49.

Easement for Pipe Line, recorded in Book 460, Page 166.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6229, Page 642.

This is improved property located at 935 Battery Lane Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2021.

Rodney D. Clawson
Rodney D. Clawson
By: Amanda Mitchell, Attorney in Fact
by Am Mitchell, Attorney in fact

Nicolle A. Clawson
Nicolle A. Clawson
By: Amanda Mitchell, Attorney in Fact
by Am Mitchell, Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Rodney D. Clawson and Nicolle A. Clawson and that she is authorized by Rodney D. Clawson and Nicolle A. Clawson to execute this instrument on their behalf.

WITNESS my hand, at office, this 6th day of July, 2021.

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

Notary Public