Karen Johnson Davidson County
Batch# 690760 DEEDWARRSP
08/05/2021 09:07:30 AM 6 pgs
Fees: $33.00 Taxes: $4,070.00
20210805-0105176

This Instrument Prepared by:
Gregory S. Perrone, PC
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Real Estate Solutions Group, LLC	Same as New Owner	126-16-0B-001.00 CO
100 Saddle Springs Boulevard		through
Thompson Station, TN 37179		126-16-0B-062.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **W. BRIAN REAMES** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **REAL ESTATE SOLUTIONS GROUP, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

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.

[Signatures commence on following page]

WITNESS Grantor's hand, this 30th day of April, 2021.

W. Brian Reames

STATE OF TENNESSEE)
COUNTY OF Williamson)

On this 30 day of April, 2021, before me personally appeared W. Brian Reames, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal on this 30th day of April, 2021.

Notary Public
My Commission Expires: 10.26.24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration for this transfer, or value of property (whichever is greater) is $1,100,000.00.

Affiant

Subscribed and sworn before me this 30th day of April 2021.

Notary Public
My Commission Expires: 10-26-24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

BEING A TRACT OF LAND LYING IN THE NINTH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING GENERALLY BOUNDED ON THE EAST BY CSX TRANSPORTATION RAILROAD, ON THE SOUTH AND WEST BY NEWSOM STATION ROAD, AND ON THE NORTH BY RIVERWALK SUBDIVISION PHASES 1A AND 1B (RIVERWALK DEVELOPMENT PARTNERS, INC. OF RECORD IN INSTRUMENT 200104250040967 AND 200210220129510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, SAID POINT BEING A CORNER OF SAID ADELAIDE ROBB AND J.M. DAVIS, SAID POINT BEING A CORNER COMMON WITH NINA HEDGEPATH PROPERTY OF RECORD IN WILL BOOK 224, PAGE 660, WITH THE DAVIDSON COUNTY COURTS AND REFERENCED TO JOHN A. MCPEAK DEED BOOK 9091, PAGE 682, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE LEAVING CSX TRANSPORTATION RAILROAD AND WITH WEST LINES OF SAID NINA HEDGEPATH THE FOLLOWING, THENCE SOUTH 54 DEGREES 04 MINUTES 51 SECONDS WEST 100.99 FEET TO A POINT, THENCE SOUTH 24 DEGREES 27 MINUTES 48 SECONDS WEST 220.89 FEET TO A POINT, THENCE SOUTH 03 DEGREES 24 MINUTES 23 SECONDS EAST 198.25 FEET TO A POINT, THENCE SOUTH 18 DEGREES 22 MINUTES 09 SECONDS WEST 247.26 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF NEWSOM STATION ROAD; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF NEWSOM STATION ROAD THE FOLLOWING, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 961.57 FEET, A CENTRAL ANGLE OF 07 DEGREES 02 MINUTES 32 SECONDS, A CHORD OF SOUTH 82 DEGREES 43 MINUTES 55 SECONDS WEST 118.11 FEET, ALONG THE TOTAL CURVE LENGTH OF 118.19 FEET TO A POINT, THENCE SOUTH 86 DEGREES 15 MINUTES 10 SECONDS WEST 415.78 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 02 MINUTES 55 SECONDS, A CHORD OF NORTH 87 DEGREES 13 MINUTES 21 SECONDS WEST 105.67 FEET, ALONG THE TOTAL CURVE LENGTH OF 105.90 FEET TO A POINT, THENCE NORTH 57 DEGREES 13 MINUTES 23 SECONDS WEST 101.72 FEET TO A POINT, THENCE SOUTH 34 DEGREES 54 MINUTES 50 SECONDS WEST 68.37 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 02 MINUTES 41 SECONDS, A CHORD OF NORTH 64 DEGREES 23 MINUTES 01 SECONDS WEST 35.29 FEET, ALONG THE TOTAL CURVE LENGTH OF 35.30 FEET TO A POINT, THENCE NORTH 62 DEGREES 21 MINUTES 40 SECONDS WEST 225.00 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 58 DEGREES 33 MINUTES 15 SECONDS, A CHORD OF NORTH 33 DEGREES 05 MINUTES 02 SECONDS WEST 547.72 FEET, ALONG THE TOTAL CURVE LENGTH OF 572.30 FEET TO A POINT, THENCE NORTH 03 DEGREES 48 MINUTES 25 SECONDS WEST 183.36 FEET TO A POINT, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1830.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 15 MINUTES 20 SECONDS, A CHORD OF NORTH 15 DEGREES 26 MINUTES 05 SECONDS WEST 737.68 FEET, ALONG THE TOTAL CURVE LENGTH OF 742.77 FEET TO A POINT, THENCE NORTH 27 DEGREES 03 MINUTES 45 SECONDS WEST 22.50 FEET TO A POINT, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 780.50 FEET, A CENTRAL ANGLE OF 14 DEGREES 21 MINUTES 23 SECONDS, A CHORD OF NORTH 34 DEGREES 14 MINUTES 27 SECONDS WEST 195.06 FEET, ALONG THE TOTAL CURVE LENGTH OF 195.57 FEET TO A POINT, SAID POINT BEING A SOUTH CORNER OF SAID RIVERWALK SUBDIVISION PHASES 1A AND 1B LYING IN THE NORTH RIGHT-OF-WAY .LINE OF NEWSOM STATION ROAD; THENCE LEAVING NEWSOM STATION ROAD AND

WITH SAID RIVERWALK SUBDIVISION PHASES 1A AND 1B THE FOLLOWING, THENCE NORTH 48 DEGREES 34 MINUTES 51 SECONDS EAST 10.00 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83 DEGREES 54 MINUTES 32 SECONDS, A CHORD OF NORTH 00 DEGREES 32 MINUTES 07 SECONDS EAST 33.43 FEET, ALONG THE TOTAL CURVE LENGTH OF 36.61 FEET TO A POINT, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 44 MINUTES 34 SECONDS, A CHORD OF NORTH 28 DEGREES 07 MINUTES 06 SECONDS EAST 238.28 FEET, ALONG THE TOTAL CURVE LENGTH OF 240.80 FEET TO A POINT, THENCE NORTH 58 DEGREES 44 MINUTES 46 SECONDS EAST 42.43 FEET TO A POINT, THENCE NORTH 13 DEGREES 44 MINUTES 49 SECONDS EAST 58.82 FEET TO A POINT, THENCE NORTH 47 DEGREES 25 MINUTES 56 SECONDS EAST 210.72 FEET TO A POINT, THENCE NORTH 30 DEGREES 29 MINUTES 19 SECONDS EAST 148.64 FEET TO A POINT, THENCE NORTH 80 DEGREES 40 MINUTES 11 SECONDS EAST 131.39 FEET TO A POINT, THENCE SOUTH 53 DEGREES 20 MINUTES 36 SECONDS EAST 133.42 FEET TO A POINT, THENCE SOUTH 02 DEGREES 16 MINUTES 19 SECONDS WEST 393.12 FEET TO A POINT, THENCE SOUTH 62 DEGREES 34 MINUTES 08 SECONDS EAST 441.55 FEET TO A POINT, THENCE NORTH 65 DEGREES 13 MINUTES 06 SECONDS EAST 443.11 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE WITH THE WEST RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD THE FOLLOWING, THENCE SOUTH 24 DEGREES 46 MINUTES 54 SECONDS EAST 322.02 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 1155.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 28 MINUTES 12 SECONDS, A CHORD OF SOUTH 22 DEGREES 32 MINUTES 48 SECONDS EAST 90.09 FEET, ALONG THE TOTAL CURVE DISTANCE OF 90.11 FEET TO A POINT, THENCE SOUTH 20 DEGREES 18 MINUTES 42 SECONDS EAST 492.01 FEET TO A POINT, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1325.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 25 MINUTES 14 SECONDS, A CHORD OF SOUTH 25 DEGREES 31 MINUTES 19 SECONDS EAST 240.65 FEET, ALONG THE TOTAL CURVE LENGTH OF 240.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2,547,406 SQUARE FEET, OR 58.48 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION ARE THE FOLLOWING:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1 THRU 61, AS ESTABLISHED BY THE MASTER DEED OF THE HORIZONTAL PROPERTY REGIME FOR RIDGECREST AT RIVERWALK, OF RECORD AS INSTRUMENT NO. 20051028-0130749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY FOR A MORE COMPLETE DESCRIPTION TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN EXHIBIT "A" AS SET FORTH IN SAID MASTER DEED.

Being part of the same property conveyed to W. BRIAN REAMES, by deed from BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, of record as Instrument No. 20100615-0046553, dated June 10, 2010, said Register's Office.

Being the same property conveyed to W. BRIAN REAMES, by Quitclaim Deed from BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, of record as Instrument No. 20100615-0046554, dated June 14, 2010, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Master Deed and By-Laws for Ridgecrest at Riverwalk, of record as Instrument No. 20051028-0130749, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20011105-0121083, as amended by Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 200405060051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638 and corrected in Instrument No. 20210324-0038869, Instrument No. 20061103-0136691, and as Instrument No. 20061214-0154502, said Register's Office.
4. Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in an instrument of record in Book 513, page 396, said Register's Office.
5. Easement and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, page 375 and in Book 787, page 7, said Register's Office.
6. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking, of record in Book 4205, page 194, and Judgement of record in Book 4226, page 715, said Register's Office.
7. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, said Register's Office.
8. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, page 315, in Book 7526, page 318, and in Book 7526, page 324, said Register's Office.
9. Matters shown on the P.U.D. Boundary plat of Riverwalk Community of record as Instrument No. 20011024-0115969, said Register's Office.
10. Declaration of Road and Utility Access Easements of record as Instrument No. 200107060072536, said Register's Office.
11. Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad.
12. Easement for Public Utilities of record as Instrument No. 20040817-0099486, said Register's Office.
13. Transmission Line Easement of record as Instrument No. 20060110-0003858, said Register's Office.
14. Easement Deed by Court Order in Settlement of Landowner Action of record as Instrument No. 20140114-0003778, as corrected by Scrivener's Affidavit of record as Instrument No. 20140416-0031703, said Register's Office.

Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 30, 2021 (date of document).

Affiant Signature

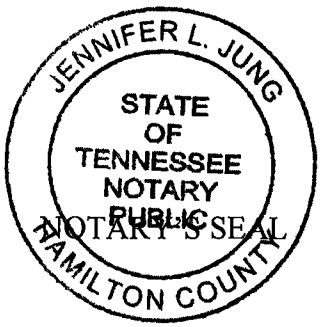
April 30, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of April, 2021.

Notary's Signature



MY COMMISSION EXPIRES: 7/9/2022