Karen Johnson Davidson County
Batch# 771587 DEEDWARRSP
12/10/2021 11:20:13 AM 6 pgs
Fees: $33.00 Taxes: $2,497.50
20211210-0164047

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Pardue Family Hamilton Church Road Partners 6203 Belle Rive Drive Brentwood, TN 37027 Attn: Chris Pardue	SAME	165-00-0-011.00

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, **CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation** (formerly known as CMH Parks, Inc.)(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **PARDUE FAMILY HAMILTON CHURCH ROAD PARTNERS, a Tennessee general partnership** (the "Grantee"), its successors, representatives 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, representatives and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, have 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 itself, its successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors, representatives and assigns, against the lawful claims of all persons claiming by, through or under 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.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 9TH day of December , 2021.

CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation

By: _____
Mike Rutherford

Title: President

STATE OF TENNESSEE)
COUNTY OF BLOUNT)

Personally appeared before me, a Notary Public, Mike Rutherford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, and that he, as such President, executed the within instrument for the purposes herein contained by signing the name of the corporation in his capacity as President.

Witness my hand, at office, this 9TH day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: June 26, 2023

SHARON CORN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $675,000.00.

Affiant

Subscribed and sworn before me this 9th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: _____

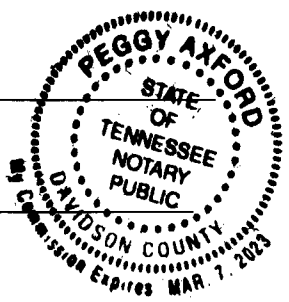


EXHIBIT "A"
Legal Description

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Hamilton Church Road, between Hobson Pike and Lavergne-Couchville Pike, being property conveyed to the University of Tennessee, a 1/3 interest, by deed of record in Book 5243, Page 679, R.O.D.C., Margaret M. Soloman and husband, a 1/3 interest, by deed of record in Book 5037, Page 315, R.O.D.C., and Adam Strasser, a 1/3 interest, by deed of record in Book 3979, Page 35, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin set in the southerly margin of Hamilton Church Road, said iron pin being the northwesterly corner of the property conveyed to Guy Wallace, Jr., by deed of record in Book 4683, Page 593, R.O.D.C., said iron pin also being westerly 50 feet, as measured along said southerly margin, from an iron pin found at the northwesterly corner of Lot No. Two, as shown on the plan of the Wallace Subdivision, as of record in Book 5190, Page 223, R.O.D.C., and being the northeasterly corner of the herein described parcel;

THENCE, leaving said southerly margin with the westerly line of property conveyed to Guy Wallace by deed of record in Book 4683, Page 593, R.O.D.C., S 04° 40' W, 247.92 feet to an iron pin found;

THENCE, with the westerly line of Lot No. Two, as shown on the plan of Wallace Subdivision, as of record in Book 5190, Page 223, R.O.D.C., S 04° 10' W, 350.57 feet to an iron pin set;

THENCE, with the southerly line of said Lot No. Two and Lot No. One, Wallace Subdivision the following calls:

S 77° 50' E, 72.40 feet to an iron pin set;
S 88° 04' E, 73.06 feet to an iron pin set;
S 82° 25' E, 365.11 feet to an iron pin set;

THENCE, S 11° 52' W, 282.54 feet to an iron pin set;

THENCE, S 14° 46' E, 74.88 feet to an iron pin set;

THENCE, S 01° 33' W, 184.11 feet to an iron pin set;

THENCE, S 03° 36' W, 412.00 feet to an iron pin found;

THENCE, S 06° 18' W, 69.23 feet to an iron pin found;

THENCE, S 10° 16' W, 141.38 feet to an iron pin set;

THENCE, with the northerly line of property conveyed to W.C. Wheeler, et ux, by deed of record in Book 4259, Page 86, R.O.D.C., N 87° 00' W, 1,755.00 feet to an iron pin set;

THENCE, N 02° 45' E, 1,798.07 feet to an iron pin set in the southerly margin of Hamilton Church Road;

THENCE, with said southerly margin in the following calls:

S 84° 15' E, 482.22 feet to an iron pin set;

With a curve to the left 424.01 feet to an iron pin set, said curve having a central angle of 05° 25' 22", a radius of 4,480.00 feet, a tangent of 212.16 feet and a chord of S 86° 57' 33" E, 423.85 feet;

S 89° 40' E, 405.70 feet to the point of beginning.

Containing 2,877,649 square feet or 66.06 acres, more or less.

Less and except the platted properties shown on the plat entitled "Subdivision Plat, Section 1, Phase I, South Shore", of record in Instrument 20020624-0075604, Register's Office for Davidson County, Tennessee and plat entitled "Subdivision Plat, Section 1, Phase II, South Shore", of record in Instrument 20050210-0015592, said Register's Office.

Being a portion of the property conveyed to CMH Parks, Inc. by deed from Allen J. Newcomb, as Agent & Trustee of record in Instrument No. 200006150059555, Register's Office for Davidson County, Tennessee, as corrected by Scrivener' s Affidavit of record in Instrument No. 20050921-0113254, Register's Office for Davidson County, Tennessee.

CMH Parks, Inc. having since changed its name to Clayton Properties, Inc., which then became known as Clayton Properties Group, Inc., as evidenced by Instrument No. 20170127-0009091, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.

2. Landscape Easement of record in Instrument Number 20010221-0016130, in the Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Instrument Number 20060203-0013756, in the Register's Office for Davidson County, Tennessee.

4. PUD Boundary Plat of record in Instrument Number 20010417-0037237, in the Register's Office for Davidson County, Tennessee.

5. Flowage Easement to USA of record in Book 3917, Page 967, in the Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer, Storm Drainage, Water Mains, Force Mains and Appurtenances of record in Instrument Number 20020426-0051713, in the Register's Office for Davidson County, Tennessee.