Karen Johnson Davidson County
Batch# 802415 DEEDWARR
02/09/2022 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220209-0014849

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36812-12-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Alice J Stewart Affiant Subscribed and sworn to before me this 28 day of January, 2022. Claire H. Jenkins Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Shular Tennessee Holding Company, LLC, a Tennessee limited liability company 0 Knight Drive Whites Creek, TN 37189	**Send Tax Bills To:** Shular Tennessee Holding Company, LLC 9475 Highway 49, 3rd Floor Gulfport, MS 39503	**Tax Information:** Map and Parcel No.: 04900037200

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, **Charles H. Holloway and Mary K. Holloway, husband and wife**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Shular Tennessee Holding Company, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 0 Knight Drive, Whites Creek, TN 37189.

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

And Grantors covenant that they are 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of January, 2022.

Charles H. Holloway

Charles H. Holloway

Mary K. Holloway

Mary K. Holloway

STATE OF ALABAMA
COUNTY OF HOUSTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles H. Holloway and Mary K. Holloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2022.

Brandi Peacock Phillips

Notary Public

My Commission Expires: October 22, 2024

BRANDI PEACOCK PHILLIPS
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES
OCTOBER 22, 2024

EXHIBIT "A"

Being located in the 12th Civil District, Davidson County, Tennessee, on the southwest side of Knight Drive, and being a portion of the property of record in Deed Book 8266, Page 991, Register's Office, Davidson County, Tennessee. See Tax Map 49, Parcel 141, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Knight Drive, same being the northernmost northwest corner of this tract and the easternmost northeast corner of William T. Lee, Jr.: thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 19 degrees 22 minutes 40 seconds, a radius of 502.55 feet, a tangent length of 85.80 feet and a chord of South 65 degrees 46 minutes 18 seconds East 169.16 feet; thence along said curve an arc length of 169.96 feet to an iron rod in said margin; thence leaving road with line of Tract #21 of the Sanders Farm (5.79 acres as per survey of same date) South 30 degrees 01 minute 13 seconds West 1265.31 feet to an iron rod; thence with line of Tract #18 of the Sanders Farm (24.90 acres as per survey of same date) North 84 degrees 58 minutes 31 seconds West 459.77 feet to an iron rod; thence with line of Fontanel Properties, LLC and Helen B. Huff North 05 degrees 54 minutes 27 seconds East 1155.54 feet to an iron rod; thence continuing with line of Huff and William T. Lee, Jr. South 84 degrees 40 minutes 08 seconds East 823.00 feet to an iron rod; thence continuing with line of Lee North 01 degree 45 minutes 08 seconds West 51.80 feet to the point of beginning containing 19.11 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 3, 2004.

Being the same property conveyed to Charles H. Holloway and Mary K Holloway, husband and wife, by deed dated June 18, 2004 from Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust of record in Instrument No. 20040624-0075333, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Instrument No. 20040615-0070810, Register's Office for Davidson County, Tennessee.
3. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/27/22

GEORGE E. MUDTER, JR.
Dated 1/27/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/27/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

