Karen Johnson Davidson County
Batch# 878756 DEEDWARR
06/27/2022 11:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20220627-0073337

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $295,000.00.

Affiant

Subscribed and sworn before me this the 6th day of June, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
EEG Investing, LLC	Bell RockIncome Fund 1, LLC	004-00-0 051.00
8120 Whites Creek Pike	6628 E. Baseline Rd. Ste 101	
Joelton, TN 37080	Mesa, AZ 85206	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF ELSIE LOU BAXTER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EEG INVESTING, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 14th Civil District or Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, June 21, 1963, as follows:

Beginning at a point on the northeasterly margin of the Nashville-Springfield Road at the intersection of the northern boundary line of the property conveyed to William Gifford, et al, by deed from R. E. Warrall, County Court Clerk of record in Book 2907, page 507, Register's office for said County, and the northeasterly margin of said Road; thence with said Gifford's northern boundary line south 89° east 1943.4 feet to an iron pin in the center of a branch in the western boundary line of the Towns' property, as established by said survey; thence with said Towns' western boundary line, being the center of said branch north 25° 25' east 89.5 feet, north 22° 55' east 66 feet, north 29° 25' east 99 feet, north 6° 25' east 66 feet, north 4° 40' west 99 feet and north 22° 36' east 55.8 feet to an iron pin; thence south 89° 21' west 1754.8 feet to an iron pin; thence north 14° 33' west 226.6 feet to an iron pin; thence south 55° 57' west 546 feet to an iron pin on the northeasterly margin of said Road; thence with same south 30° 35' east 355.6 feet to the beginning, containing 22.17 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the following property conveyed to Cecil E. Lain and wife, Mabel Knight Lain, by deed dated 12/03/1971, from Russell Baxter and wife, Elsie Lou Baxter, of record in Book 4569, page 13, Register's Office for Davidson County, Tennessee:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey dated March 31, 1971 made by Hart-Freeland-Roberts, Inc., as follows:

Beginning at a point in the southerly margin of a 50 foot road, same being the easterly corner of the property being conveyed to Russell Baxter and wife, by deed from Cecil E. Lain and wife, and being the westerly corner of the property herein described; thence, crossing said 50 foot road north 64 deg. 34' east 123.09 feet to an iron pin in the northerly margin of said 50 foot road. Thence, with the said margin north 88 deg. 32' east 116.0 feet to an iron pin; thence recrossing said road south 1 deg. 56' east 50.0 feet to an iron pin in the southerly margin of said road; thence with said margin south 88 deg. 32' west 228.89 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the following property conveyed to Cecil Lain and wife, Mabel Knight Lain, by deed dated 09/12/1968, from Russell Baxter and wife, Elsie Lou Baxter, of record in Book 4269, page 959, Register's Office for Davidson County, Tennessee:

Two tracts of land in the 14th Civil District of said County and State, described according to a survey made by John M. Sullivan, Civil Engineer, August 26, 1968, as follows:

TRACT NO. I: Beginning at the southeast corner of a 5.08 acre tract of land shown on said survey, said corner being in the northern boundary line of the Wm. Gifford, et al, property, said corner being S. 87° 52' E. 630 feet from the easterly margin of Whites Creek Pike; thence with a fence S. 89° 03' E. 382.1 feet to a point; thence continuing with said fence S. 88° 38' E. 906.3 feet to a point in the western boundary line of the Townes Brothers property; thence with same N. 25° 25' E. 89.5 feet, N. 22° 55' E. 66 feet, N. 29° 25' E. 99 feet, N. 6° 25' E. 66 feet, N. 4° 40' W. 99 feet, and N. 22° 36' E. 39.6 feet to a fence; thence with said fence N. 89° 02' W. 1046.7 feet and N. 86° 12' W. 352.3 feet to a point; thence S. 2° 14' W. 436 feet to the beginning, containing 13.05 acres more or less.

TRACT NO. II: Beginning at a point in the center of Whites Creek Pike, N. 30° 35' W. 172 feet from the northern boundary line of the William Gifford, et al, property of record in Book 2907, page 507, Register's Office for said County; thence with the center of said Pike, N. 30° 35' W. 183.7 feet to a point; thence N. 55° 57' E. 576 feet to a point; thence S. 14° 33' E. 226.1 feet to a point; thence S. 87° 18' E. 204 feet to a point; thence S. 67° 20' W. 706 feet to the beginning, containing 3 acres more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the following property conveyed to Leonard M. Wallace, by deed dated 11/05/1987, from Russell Baxter and wife, Elsie Lou Baxter, of record in Book 7398, page 191, Register's Office for Davidson County, Tennessee:

A parcel of land in the second (formerly fourteenth) Civil District of Davidson County, Tennessee and which is more particularly described as follows:

Beginning at an iron pin in the South right of way of Lain Hollow Road, said point being the most northwesterly corner of Gordon C. McCammon as recorded in Book 4928, page 259 in the Office of the Register of Deeds for Davidson County, Tennessee; thence, with McCammon's west line South 06 degrees 49 minutes 59 seconds West, 386.94 feet to an iron pin a corner of James Petre, III as recorded in Book 4440, page 304, R.O.D.C.T.; thence, with Petre's line North 83 degrees 19 minutes 25 seconds West, 327.10 feet to an iron pin; thence, North 02 degrees 14 minutes 53 seconds East, 371.34 feet to an iron pin in the south right of way of Lain Hollow Road; thence, with the south right of way of said road with a curve to the right having a radius of 496.56 feet, for a distance of 98.50 feet to an iron pin; thence, South 84 degrees 26 minutes 31 seconds East, 259.23 feet to the point of beginning, containing 3.01 acres, more or less.

Being a portion of the same property conveyed to Russell Baxter and wife, Elsie Lou Baxter, by deed dated 07/25/1963, from Annie Mai Baxter McMahan, Ralph Clayton Baxter, Grafton Baxter, James Russell Baxter, and Gertrude N. Baxter Toombs, of record in Book 3614, page 489, Register's Office for said County.

DESCRIPTIONS WERE COPIED FROM PREVIOUS DEEDS. NO NEW SURVEY WAS PERFORMED.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8150 Whites Creek Pike, Joelton, TN 37080.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 6th day of June, 2022.

Estate of Elsie Lou Baxter

BY: Douglas Baxter Executor
Douglas Baxter, Executor

BY: Douglas C Baxter
Douglas Baxter

BY: Brenda K. Roberson
Brenda K. Roberson

BY: Carol A. Baxter
Carol A. Baxter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Douglas Baxter, Brenda K. Roberson, and Carol A. Baxter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of June, 2022.

My commission expires: 9.6.22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Douglas Baxter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged HIMSELF to be the Executor of the within named bargainor, a Estate of Elsie Lou Baxter, and that HE, as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Elsie Lou Baxter by the said Douglas Baxter as such Executor.

Witness my hand and official seal this 6th day of June, 2022.

My commission expires:
9.6.22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-6-22.

Affiant Signature

6-22-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202206270073337