WARRANTY DEED

Karen Johnson Davidson County
Batch# 885032 DEEDWARR
07/06/2022 12:12:30 PM 7 pgs
Fees: $38.00 Taxes: $4,504.75
20220706-0077898

File No. RL-22-2339

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-30-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARG Investments, GP	New Owner	
(NAME)	(NAME)	
96 Shields Ln.		070-10-0-001.00; 070-10-0-003.00; 070-10-0-009.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEFERMYGAIN.COM, LLC, TRUSTEE OF W.E. LEGACY TRUST, A MISSOURI BUSINESS TRUST, CARLTON FREDERICK WILKINSON, UNMARRIED, AND KATHLEEN LOIS WILKINSON, UNMARRIED, INDIVIDUALLY AND AS THE SOLE BENEFICIARIES UNDER THE LAST WILL AND TESTAMENT OF DELOIS J. WILKINSON, AND KATHLEEN LOIS WILKINSON, AS TRUSTEE OF THE DAWN MARI WILKINSON TRUST UNDER AGREEMENT DATED DECEMBER 29, 2006**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARG INVESTMENTS, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I - 070-10-0-001.00:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, Surveyors, August 6, 1958, as follows:

Beginning at an iron pin in the Southeasterly margin of Trinity, Lane, the Northwesterly corner of the property conveyed to W. A. Flowers, et ux, et al, by deed from Fred E. Follis et ux, of record in Book 2651, Page 59, Register's Office for said county; thence Easterly with the margin of said Lane 170 feet to an iron pin at the Northwesterly terminus of a 50 foot road; thence with the Westerly margin of said road South 29 degrees East 380 feet to an iron pin; thence South 62 degrees 30 minutes West 140 feet to an iron pin in an old established fence line; thence with said fence line North 33 degrees 45 minutes West 380 feet to the beginning, containing 1.3 acres, more or less.

Less and except that portion of property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Deed of record in Book 8450, page 216, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mr. Fred D. Wilkinson and wife, DeLois J. Wilkinson by Installment deed from Walter A. Flowers and wife, Mattye C. Flowers of record in Book 3529, page 535, Register's Office for Davidson County, Tennessee, dated March 08, 1963 and recorded on March 19, 1963.

Being the same property conveyed to DeLois J. Wilkinson by Quitclaim deed from Fred D. Wilkinson of record in Book 4186, page 850, Register's Office for Davidson County, Tennessee, dated October 30, 1967 and recorded on November 03, 1967.

Parcel II - 070-10-0-003.00:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers Surveyors, August 6, 1958, as follows:

Beginning at an iron pin situated South 33 degrees 45 minutes East 380 feet from the Northwesterly corner of the property conveyed to W. A. Flowers, et ux, et al, by deed from Fred E. Follis, et ux, of record in Book 2651 page 59, Register's Office for said County; thence North 62 degrees 30 minutes East 22 feet to an iron pin; thence South 59 degrees 30 minutes East 195 feet to an iron pin in the Westerly margin of a 50-foot road; thence Southerly with the margin of the same 35 feet to an iron pin; thence Southeasterly continuing with the margin of the same 405 feet, more or less, to a point on the Northwesterly bank of the Cumberland River; thence South-westerly with the bank of the same 298 feet, more or less, to a point; thence North 33 degrees 45 minutes West 624 feet, more or less, to the beginning.

Being the same property conveyed to Fred D. Wilkinson and wife, DeLois Wilkinson by Warranty deed from W. A. Flowers and wife, Mattye C. Flowers of record in Book 3434, page 127, Register's Office for Davidson County, Tennessee, dated August 04, 1962 and recorded on September 19, 1962.

Being the same property conveyed to DeLois Wilkinson, by order from Fred Wilkinson, of record in Book 4186, Page 852, Register's Office for Davidson County, Tennessee, dated July 10, 1967 and recorded on November 3, 1967.

Parcel III – 070-10-0-009.00:

BEGINNING at a point on the south side of Buena Vista Pike, and running in a southerly direction 417.6 ft. to a point, then in a curve 100 ft. in a southwesterly direction to a point, thence 66 ft. in a southwesterly direction to a point, thence in a southeasterly direction 360 ft. to a point on the north side of the Cumberland River Bank, thence easterly 52.0 ft. to a point, thence 392 ft. in a northwesterly direction to a point, thence 54 ft. in a northern direction to a point, thence in a curve 100 ft. to a point 437.5 ft. northerly to a point in the south-side of Buena Vista Pike, thence 50 ft. in a westerly direction to a point of Beginning.

Being a tract of land set out as a private road, and also set out in a survey map by Hilderson-Miller Engineers Surveyors, dated August 6, 1968.

Being the same property conveyed to Deloris Wilkerson and Thomas Green as tenants in common by Quitclaim Deed dated January 3, 1977 and recorded in Book 5277, Page 3, in the Register's Office for Davidson County, Tennessee.

The said Thomas Green died on April 26, 1980 leaving his 50% interest in the property to his heirs at law, Icy Mae Greene, Lydia A. Greene, Thomas B. Greene, Jr., and Drexsel S. Greene. Affidavit of Heirship of record at Book 8532, page 473. Icy Mae Greene having died testate on November 15, 2001 and by Will of record in instrument number 200206060068810, Registers Office for Davidson County, Tennessee the said Icy Mae Greene having devised her interest in said property to Lydia A. Greene, Trustee, for the benefit of her son Thomas B. Greene, Jr., during his natural life with the remainder interest being left to Drexsel S. Greene and Lydia A. Greene.

Further being the same property conveyed to Matthew Kendall Roley and Kelly Deane Roley, husband and wife and Scott Roley and Linda Roley, husband and wife by Quitclaim Deed 20150515-0044822. (Note, this deed mentions that each of these two couples gets 1/2 interest but there was only a 1/2 interest total being conveyed in this deed as Deloris Wilkerson already owned 1/2 interest.)

Deloris Wilkerson and DeLois Wilkinson being one and the same, see Affidavit recorded in Instrument No. **20220705-0077081**, Register's Office for Davidson County, Tennessee.

DeLois Wilkinson having since died on January 30, 2005. Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 05P336, where property is devised to the Trustees of the 1982 trust for Dawn Mari Wilkinson, in trust for the care, support and benefit of Dawn Mari Wilkinson, as to a fifty (50%) percent interest and to Jeffrey Jackson Wilkinson, Robert Steven Wilkinson, Kathleen Lois Wilkinson, and Carlton Frederick Wilkinson, as to a fifty (50%) percent interest. In the aforementioned probate action, the court declared that the 1982 trust for Dawn Mari Wilkinson did not provide necessary requirements to manage Dawn Mari Wilkinson's devised interest and therefore created the Dawn Mari Wilkinson Trust Under Agreement Dated December 29, 2006, to further manage Dawn Mari Wilkinson's fifty (50%) percent interest in said property.

The said Dawn Marie Wilkinson having since died on March 10, 2009. Pursuant to conservatorship action in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P289, and the Dawn Mari Wilkinson Trust Under Agreement Dated December 29, 2006, said interest was thereby distributed to Jeffrey J. Wilkinson, Robert S. Wilkinson, Kathleen L. Wilkinson, and Carlton F. Wilkinson, as the sole beneficiaries.

The said Jeffrey Jackson Wilkinson (AKA Jeffrey J. Wilkinson) having since died on May 27, 2015, leaving his interest to Robert Steven Wilkinson, Kathleen Lois Wilkinson, and Carlton Frederick Wilkinson. See Docket No. 15P994 in the Seventh Circuit Court for Davidson County, Tennessee and Affidavits of Heirship of record in Instrument No. **20220705-0077078**, **20220705-0077079** and **20220705-0077080**, Register's Office for Davidson County, Tennessee.

The said Robert Steven Wilkinson having since conveyed his interest to Defermygain.com, LLC, Trustee of W.E. Legacy Trust, a Missouri business trust, by Quitclaim Deed of record in Instrument No. **20220706-0077708**, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantors herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

This is property more commonly known as: 2500 Buena Vista Pike, 0 Buena Vista Pike & 0 Buena Vista Pike, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

[Signatures Appear on the Following Pages]

Witness my/our hand this 1 day of July, 2022.

Carlton Frederick Wilkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of July, 2022, before me personally appeared **Carlton Frederick Wilkinson**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of July, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Kathleen Lois Wilkinson

DAWN MARI WILKINSON TRUST
UNDER AGREEMENT DATED DECEMBER 29, 2006

Kathleen Lois Wilkinson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of July, 2022, before me personally appeared **Kathleen Lois Wilkinson**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of July, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Kathleen Lois Wilkinson**, Trustee, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be Trustee of the Dawn Mari Wilkinson Trust Under Agreement Dated December 29, 2006, the within named bargainor, and that he/she as such Co-Trustee, executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by himself/herself as Trustee.

Witness my hand and official seal, this the 1 day of July, 2022.

NOTARY PUBLIC
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

W.E. LEGACY TRUST,
A Missouri Business Trust

By: Defermygain.com, LLC, Trustee

By: Todd Jackson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Todd Jackson**, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Defermygain.com, LLC, Trustee of W.E. Legacy Trust, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of Defermygain.com, LLC, as Trustee of W.E. Legacy Trust, for the purposes therein contained.

Witness my hand and official seal, this the 30 day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 5/9/24

BRITTNEY SWAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Ryan Lux, 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 7/6/22.

Date

Affiant Signature

7/6/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of July, 2022.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)