BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 932502 DEEDWARR
10/21/2022 01:01:47 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00

20221021-0114869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires 10/2/23

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher F. Harwell, Trustee	New Owner	
(NAME) P.O. Box 158543	(NAME)	052 00 0 001.01
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE, **JANIE K. CLAXTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER F. HARWELL, TRUSTEE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved property, known as 0 Pennington Bend Rd., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my hand this 21 day of October, 2022.

Janie K. Claxton

JANIE K. CLAXTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janie K. Claxton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of October, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public

EXHIBIT "A"

TRACT I:

LAND LOCATED IN THE 15TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF PENNINGTON BEND ROAD AT IT'S INTERSECTION WITH BRILEY PARKWAY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF PENNINGTON BEND ROAD, SAID ROD BEING THE NORTHWEST CORNER OF THE TIMOTHY LEWIS FOX & KAREN STOUT FOX LAND (INSTRUMENT # 20120726-0065793 R.O.D.C., TN) AND THE NORTHEAST CORNER OF THE JAMES M. CLAXTON, JR. LAND (BOOK 4658, PAGE 26 R.O.D.C., TN) AND BEING LOCATED N 56°00'42" W FROM AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF LOT 3, FIRST REVISION, TAYLORCRAFT SUBDIVISION (BOOK 8250, PAGE 982 R.O.D.C., TN.; THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID FOX
S 28°40'12" W 169.36 FEET TO A CONCRETE HIGHWAY R.O.W. MONUMENT IN THE NORTHERLY RIGHT-OF-WAY OF BRILEY PARKWAY / STATE ROUTE 155 AT THE NORTHEAST CORNER OF TRACT 13 CONVEYED TO THE STATE OF TENNESSEE (INSTRUMENT # 20060501-0049421 R.O.D.C., TN); THENCE WITH THE NORTHERLY R.O.W. OF SAID BRILEY PARKWWAY NORTH OF A CONTROLLED ACCESS FENCE
N 52°06'46" W 219.05 FEET TO A CONCRETE HIGHWAY R.O.W. MONUMENT; THENCE
WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1574.22 FEET, A CHORD BEARING AND DISTANCE OF N 72°20'14" W 791.93 FEET FOR AN ARC LENGTH OF 800.53 FEET TO A CONCRETE HIGHWAY R.O.W. MONUMENT; THENCE
N 86°49'34" W 307.71 FEET TO A CONCRETE HIGHWAY R.O.W. MONUMENT; THENCE
S 82°35'30" W 797.06 FEET TO A CONCRETE HIGHWAY R.O.W. MONUMENT IN SAID SOUTHERLY MARGIN OF PENNINGTON BEND ROAD; THENCE WITH SAID SOUTHERLY MARGIN WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 480.90 FEET, A CHORD BEARING AND DISTANCE OF
N 42°46'00" E 217.76 FEET FOR AN ARC LENGTH OF 219.67 FEET TO A POINT; THENCE
N 55°58'44" E 211.02 FEET TO A CONCRETE HIGHWAY R.O.W. MONUMENT; THENCE
N 34°01'16" W 15.00 FEET TO A CONCRETE HIGHWAY R.O.W. MONUMENT; THENCE
N 55°58'44" E 66.51 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 929.86 FEET, A CHORD BEARING AND DISTANCE OF N 89°56'33" E 1038.96 FEET FOR AN ARC LENGTH OF 1102.40 FEET TO AN IRON ROD (NEW); THENCE
S 56°05'38" E 840.91 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 570375.98 SQ. FT. OR 13.09 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 8-29-2022 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S.#1838

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES M. CLAXTON, JR., BY WARRANTY DEED FROM BETTY CLAXTON MCDONALD, OF RECORD IN BOOK 4658, PAGE 26, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 07, 1972 AND RECORDED ON NOVEMBER 24, 1972. THE SAID JAMES M. CLAXTON, JR., DIED TESTATE ON APRIL 17, 2011.

BEING PART OF THE SAME PROPERTY DEVISED TO JANIE K. CLAXTON, BY THE LAST WILL AND TESTAMENT OF JAMES MCELROY CLAXTON, JR., AS SHOWN IN CASE NO. 13P1262, IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DATED AUGUST 25, 1999 AND FILED FOR RECORD ON JULY 26, 2013.

EXHIBIT "A" CONTINUED

TRACT II:

LAND LOCATED IN THE 15TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE SOUTHEAST INTERSECTION OF PENNINGTON BEND ROAD AND MUSIC VALLEY DRIVE DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE EASTERLY MARGIN OF PENNINGTON BEND ROAD, SAID ROD BEING THE NORTHWEST CORNER OF THE KAMPGROUNDS OF AMERICA, INC. LAND (INSTRUMENT# 20001215-0123490 R.O.D.C., TN) AND BEING LOCATED N 04°30'03" E 221.40 FEET FROM A CONCRETE HIGHWAY R.O.W. MONUMENT ON SAID EASTERLY MARGIN IN THE WESTERLY LINE OF SAID KAMPGROUNDS OF AMERICA LAND; THENCE WITH SAID EASTERLY MARGIN
N 04°30'16" E 299.87 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST R.O.W. INTERSECTION OF SAID PENNINGTON BEND ROAD AND MUSIC VALLEY DRIVE; THENCE WITH THE SOUTHERLY MARGIN OF SAID MUSIC VALLEY DRIVE
N 77°48'03" E 199.98 FEET TO A POINT AT A CORNER TO SAID KAMPGROUNDS OF AMERICA LAND; THENCE LEAVING SAID MUSIC VALLEY DRIVE WITH SAID KAMPGROUNDS OF AMERICA LAND
S 04°30'03" W, PASSING A WITNESS IRON ROD (OLD) AT 23.00 FEET FOR A TOTAL DISTANCE OF 357.34 FEET TO AN IRON ROD (OLD); THENCE
N 85°29'57" W 191.56 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 62944.68 SQ. FT. OR 1.45 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 8-29-2022 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S.#1838

BEING PART OF THE SAME PROPERTY CONVEYED TO J. M. CLAXTON, BY INSTALLMENT DEED FROM M.C. MCCAULEY AND WIFE, ELLA S. MCCAULEY, OF RECORD IN BOOK 1855, PAGE 636, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JULY 13, 1950 AND RECORDED ON JULY 19, 1950. THE SAID JAMES M. CLAXTON DIED TESTATE ON MAY 23, 1959.

BEING PART OF THE SAME PROPERTY DEVISED TO BETTINA BURCHELL CLAXTON, BY THE LAST WILL AND TESTAMENT OF JAMES MCELROY CLAXTON, OF RECORD IN BOOK 71, PAGE 440, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 06, 1944 AND FILED FOR RECORD ON MAY 29, 1959. THE SAID BETTINA BURCHELL CLAXTON, ALSO KNOWN AS BETTINA MCDONALD DIED TESTATE ON APRIL 28, 2002.

BEING PART OF THE SAME PROPERTY DEVISED TO JAMES MCELROY CLAXTON, BY THE LAST WILL AND TESTAMENT OF BETTINA MCDONALD, AS SHOWN IN CASE NO. 02P1629, IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DATED NOVEMBER 16, 1995 AND FILED FOR RECORD ON SEPTEMBER 25, 2002. BETTINA MCDONALD IS THE SAME BEING PERSON AS BETTINA BURCHELL CLAXTON. THE SAID JAMES M. CLAXTON, JR., DIED TESTATE ON APRIL 17, 2011.

BEING PART OF THE SAME PROPERTY DEVISED TO JANIE K. CLAXTON, BY THE LAST WILL AND TESTAMENT OF JAMES MCELROY CLAXTON, JR., AS SHOWN IN CASE NO. 13P1262, IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DATED AUGUST 25, 1999 AND FILED FOR RECORD ON JULY 26, 2013.