Karen Johnson Davidson County
Batch# 1027756 DEEDWARR
07/18/2023 11:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20230718-0055162

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026
(AFFIX SEAL)

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MJ-ZS-23-0

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eatons Creek Resort, LLC	**NEW OWNER**	
(NAME)	(NAME)	**022-00-0-249.00**
4031 Aspen Grove, Ste. 400		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE MEADOW VILLAGE AND VENUE, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EATONS CREEK RESORT, LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in the 1st Council District of Davidson County, Tennessee, being a portion of the land conveyed by quitclaim deed to E. Wayne Winters, Trustee, from Anita K. Winters, (parcel 236), of record in Instrument Number 20020103-0000817, in the Register's Office for Davidson County (R.O.D.C., TN) and all of the land conveyed to Elston G. Winters and Anita K. Winters, (parcel 10), from J. L. Reeder, of record in Deed Book 2496, Page 45, R.O.D.C., TN and is more particularly described as follows:

Commencing at the intersection of White Creek Pike and Eaton Creek Road, thence in a northwesterly direction approximately 905+1- feet to the an iron rod set on the westerly margin of Eatons Creek Road, at the Tennessee state plane coordinate location of, N:725,053.057, E:1,712,132.931, to a capped iron rod set with a Dale and Associates cap and being the point of herein described land;

thence with the westerly margin of said road, with a curve turning to the left with an arc length of 215.96 feet, with a radius of 477.03 feet, with a chord bearing of S 69°04'29" E, with a chord length of 214.12 feet to an iron rod set;

thence, S 13°50'41" E, passing an "1/2" iron rod found at 9.83 feet on the westerly margin of Eatons Creek Road, being the northern most corner of Gale Lain property of record in instrument number, 20100902-0069887, R.O.D.C.,TN, also being the Revised Gas and Stuff Plat, as shown in Plat Book 6900, Page 94, R.O.D.C.,TN, for a total distance of 65.67 feet to an "1/2" iron rod found;

thence with Lain northerly property line, S 76°05'55" W, a distance of 201.07 feet to a 5/8" iron rod found; thence with Lain westerly property line, S 13°49'50" E, a distance of 198.30 feet to an iron rod set with a Dale and Associates cap at the old property line of parcel 10 & 236;

thence continuing with Lain westerly property line, S 13°49'50" E, passing near an axel found in a fence line at 431.64 feet, being the northwest corner of Ronald and Deborah L. Waller of record in Instrument Number 20170918-0095420, R.O.D.C.,TN, for a total distance of 732.82 feet to an iron rod found as set by Delle Land Surveying, said rod being the north westerly corner of Lot 2 of the Final Plat of 7201 Whites Creek Pike, of record in Instrument Number 20090904-0083420, R.O.D.C.,TN;

thence with the westerly line of lot 2, S 14°07'51" E, a distance of 311.23 feet to an iron rod found as set by Delle Land Surveying, said rod being along the northerly line of lands conveyed to the Metro Government Park Boa rd, of record in Deed Book 7771, Page 19, R.O.D.C.,TN;

thence along the Park's line and along the line of Annette E. Winters & E. Wayne Winters, of record in Instrument Number 20140602-0047320, R.O.D.C., TN, N 82°47'48"W, a distance of 892.56 feet to a 28" stump with remnant fencing at the south east corner of James Y. Butler and Dollie Butler, of record in Deed

Book 4520, Page 476, R.O.D.C., TN;

thence with Butler's easterly line, North 05°37'53" East, a distance of 611.02 feet to a wooden fence post at a break in the southerly line of Mauna & Larry Crabtree, of record in Instrument Number 20090413-0032792;

thence with Crabtree's southerly line, North 76°39'59" East, a distance of 315.50 feet to a 'A" crimped iron pipe found;

thence continuing with Crabtree's easterly line, North 11°35'29" West, a distance of 172.04 feet to an iron rod set. with a Dale and Associates cap;

thence leaving the line of Crabtree with the property line of parcel 10 & 236, N 80°12'34" E, a distance of 195.45 feet to an iron rod set with a Dale and Associates cap;

thence leaving the property line between parcels 10 & 236, N 09°47'26" W, a distance of 101.10 feet to an iron rod set with a Dale and Associates cap;

Continuing with the new division line thru parcel 236, for the next 3 calls;
thence, N 76°10'10" E, a distance of 33.58 feet to an iron rod set with a Dale and Associates cap; thence, N 13°49'50" W, a distance of 181.36 feet to an iron rod set with a Dale and Associates cap;
thence, N 30°49'51" E, a distance of 135.34 feet to the point of beginning, having an area of 653459.10 square feet, 15.001 acres of land more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on April 6, 2018 and is based upon previous survey work done under Project Number 17085.

Being the same property conveyed to The Meadow Village and Venue, Inc. by Warranty deed from E. Wayne Winters, Trustee of the Anita K. Winters Irrevocable Trust Agreement of record in Instrument No. 20180425-0038829 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 25, 2018.

A portion of the above described property also conveyed to The Meadow Village and Venue, Inc., by Quitclaim Deed from E. Wayne Winters and Annette E. Winters of record in Instrument Number 20230707-0052150, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Easement(s) of record in Book 4536, Page 380, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5260, Page 108, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessments- Agricultural of record in Instrument No. 20190226-0017257, in the Register's Office for Davidson County, Tennessee.
- Lease between E. G. and Anita K. Winters and The United States of America of record in Book 4868, Page 914 and Book 9424, Page 431, in the Register's Office for Davidson County, Tennessee.
- Land Lease Off Airport between the Estate of Anita K. Winters and the U.S. Department of Transportation Federal Aviation Administration of record in Instrument Number 20140520-0043470, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Eatons Creek Road, Joelton, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 18th DAY OF JULY, 2023.

The Meadow Village and Venue, Inc.

BY:_____
Curtis James Hagenau
Director

BY:_____
Susan Ann Hagenau
Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared CURTIS JAMES HAGENAU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the DIRECTOR of THE MEADOW VILLAGE AND VENUE, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as DIRECTOR.

Witness my hand and official seal, this the 18th of July, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SUSAN ANN HAGENAU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the DIRECTOR of THE MEADOW VILLAGE AND VENUE, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as DIRECTOR.

Witness my hand and official seal, this the 18th of July, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kinkra Spann, 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 07/18/2023.

Date

Kinkra Spann

Affiant Signature

07/18/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of July, 20 23.

A Vogleman

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY