SPECIAL WARRANTY DEED	STATE OF ~~TENNESSEE~~ GEORGIA COUNTY OF ~~DAVIDSON~~ GWINNETT THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,266,386.30. Affiant SUBSCRIBED AND SWORD TO BEFORE ME, THIS THE 27 day of September 2024. Notary Public MY COMMISION EXPIRES: 6/2/26 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 1192364 DEEDWARRSP 10/10/2024 01:25:30 PM 5 pgs Fees: $28.00 Taxes: $26,885.63 20241010-0078802	

SHERMAINE DEMESSA NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 06-02-2026

THIS INSTRUMENT WAS PREPARED BY
David Morton, Esq.
Maynard Nexsen PC
1900 6th Avenue North, Suite 1700
Birmingham, AL 35203

Const - 241229

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Domain Timberlake Multistate 2, LLC	Clayton Properties Group Inc. C/O Goodall Homes	032 00 0 063.00 032 00 0 065.00 032 00 0 066.00
(NAME)	(NAME)	
590 Madison Ave, 13th Floor	393 Maple Street, Suite 100	
(ADDRESS)	(ADDRESS)	
New York, NY 10022	Gallatin, TN 37066	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **DOMAIN TIMBERLAKE MULTISTATE 2, LLC**, a Delaware limited liability company, hereinafter called the GRANTEE and its assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE and its assigns forever. 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. GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE and its assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Effective the 27th day of September, 2024.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be duly executed and delivered on the date of the acknowledgement of Grantor's signature below, to be effective as of the date first set forth above.

GRANTOR:

CLAYTON PROPERTIES GROUP, INC.,
a Tennessee corporation

By: _____
Name: Rich Pankow
Its: Vice President

CORPORATE SEAL

State of Tennessee
County of Sumner

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rich Pankow 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 Vice President of Clayton Properties Group, Inc. the within named bargainer, a Tennessee corporation, and that, he as such Vice President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Rich Pankow as such Vice President.

Witness my hand and Official seal this 25 day of September, 2024.

Mary Webb Nolan
Notary Public
My Commission Expires: 6/20/2028

MARY WEBB NOLAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO.

RETURN TO:
McMichael & Gray, PC
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043

EXHIBIT "A"
LEGAL DESCRIPTION
(HERITAGE CREEK PHASES 3 THROUGH 6)

TRACT 1:
PROPERTY LYING ON THE WEST SIDE OF HUNTERS LANE (50' RIGHT OF WAY), AT THE NORTH AND WEST TERMINUS OF CELINA DRIVE AND AT THE NORTH TERMINUS OF MARYDALE DRIVE IN THE THIRD COUNCIL DISTRICT OF METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE LAND DEEDED TO THE GALBREATH FAMILY GENERAL PARTNERSHIP BY DEED RECORDED IN INSTRUMENT NUMBER 20051020-0126466; ALL OF THE LAND CONVEYED TO EDWARD C. GALBREATH, III, TRUSTEE BY WILL RECORDED IN WILL BOOK 6198, PAGE 2150775, PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, AND BY APPOINTMENT OF SUCCESSOR TRUSTEE AS RECORDED IN INSTRUMENT NUMBER 20170209-0013562, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE SOUTHWEST CORNER OF THE WEST TERMINUS OF CELINA DRIVE AND AT THE NORTHWEST CORNER OF LOT 103 OF "DALEMERE, SECTION 5" AS RECORDED IN PLAT BOOK 3600, PAGE 19, R.O.D.C.T.;
1. THENCE, WITH THE WEST LINE OF LOT 103, SOUTH 00°34'21" WEST, 388.15 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE SOUTH CORNER THEREOF;
2. THENCE, WITH A NORTH LINE OF LOT 111 OF "DALEMERE, SECTION 5" AND WITH THE NORTH LINE OF "DALEMERE, SECTION 6" AS RECORDED IN PLAT BOOK 3700, PAGE 22, R.O.D.C.T., NORTH 83°26'34" WEST, 1,533.86 FEET TO A CONCRETE MONUMENT (OLD) AT THE SOUTHEAST CORNER OF LOT 8 OF "GRANDE VILLA, SECTION 1" AS RECORDED IN PLAT BOOK 4675, PAGE 30, R.O.D.C.T.;
3. THENCE, WITH THE EAST LINE OF "GRANDE VILLA, SECTION 1", WITH THE EAST LINE OF "GRANDE VILLA, SECTION 2" AS RECORDED IN PLAT BOOK 4675,
PAGE 158, R.O.D.C.T. AND WITH THE EAST LINE OF PROPERTY DEEDED TO GLORIA ESTELLE McCOOL MARTIN, TRUSTEE BY DEED RECORDED IN INSTRUMENT NUMBER 20021030-0132807, R.O.D.C.T., NORTH 05°10'47" EAST, PASSING THROUGH A CONCRETE MONUMENT (OLD) AT 1,674.45 FEET FOR A TOTAL DISTANCE OF 2,220.34 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES"; THENCE, SEVERING THE GALBREATH FAMILY GENERAL PARTNERSHIP PROPERTY THE FOLLOWING NINE CALLS (4 THROUGH 12):
4. SOUTH 86°06'44" EAST, 121.83 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
5. SOUTH 84°32'44" EAST, 243.07 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
6. SOUTH 82°58'44" EAST, 235.14 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
7. SOUTH 81°46'13" EAST, 605.26 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
8. SOUTH 80°33'43" EAST, 555.67 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
9. SOUTH 83°32'35" EAST, 361.96 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
10. SOUTH 83°10'15" EAST, 485.74 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
11. SOUTH 82°11'15" EAST, 141.83 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
12. SOUTH 81°12'15" EAST, 118.85 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES"; THENCE, SEVERING THE GALBREATH FAMILY GENERAL PARTNERSHIP PROPERTY AND THE EDWARD C. GALBREATH, TRUSTEE PROPERTY THE FOLLOWING TWO CALLS (13 THROUGH 14):
13. SOUTH 08°47'45" WEST, 290.90 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
14. THENCE, NORTH 81°24'01" EAST, 544.13 FEET TO A 5/8" IRON ROD (OLD) AT THE NORTHWEST CORNER OF LOT 1 OF THE "GALBREATH SUBDIVISION" AS RECORDED IN PLAT BOOK 4595, PAGE 7, R.O.D.C.T.;
15. THENCE, WITH THE WEST LINE OF LOT 1 AND THE WEST LINE OF THE PROPERTY DEEDED TO EDWARD C. GALBREATH, JR. BY DEED RECORDED IN DEED BOOK 2536, PAGE 159, R.O.D.C.T., SOUTH 14°45'42" EAST, 820.00 FEET TO A 5/8" IRON ROD (OLD) AT THE SOUTHWEST CORNER OF THE EDWARD C. GALBREATH, JR. PROPERTY;
16. THENCE, WITH THE SOUTH LINE OF THE EDWARD C. GALBREATH, JR. PROPERTY, SOUTH 76°48'46" EAST, 275.12 FEET TO A 3/4" IRON ROD (OLD) ON THE WEST RIGHT OF WAY LINE OF HUNTERS LANE;

17. THENCE, THE WEST RIGHT OF WAY LINE OF HUNTERS LANE, SOUTH 05°05'39" WEST, 617.40 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHEAST CORNER OF THE PROPERTY DEEDED TO DARYL L. AND KIA D. WILLIAMS BY DEED RECORDED IN INSTRUMENT NUMBER 20120709-0059872, R.O.D.C.T.;
18. THENCE, WITH THE NORTH LINE OF THE WILLIAMS PROPERTY AND WITH THE NORTH LINE OF "DALEMERE, SECTION 5", NORTH 80°45'16" WEST, 1,066.82 FEET TO A 1/4" IRON ROD (OLD); THENCE, CONTINUING WITH THE NORTH AND WEST LINES OF "DALEMERE, SECTION 5" THE FOLLOWING THREE CALLS (19 THROUGH 21):
19. NORTH 80°59'05" WEST, 253.68 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHEAST CORNER OF THE NORTH TERMINUS OF CELINA DRIVE;
20. NORTH 80°20'14" WEST, 568.07 FEET TO A 1/2" IRON ROD (OLD);
21. SOUTH 89°19'27" WEST, 496.65 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHWEST CORNER OF LOT 102 OF "DALEMERE, SECTION 5";
22. THENCE, WITH THE WEST LINE OF LOT 102, SOUTH 03°21'47" WEST, 201.53 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE SOUTHWEST CORNER OF LOT 102 AND ON THE NORTH RIGHT OF WAY LINE OF CELINA DRIVE;
23. THENCE, WITH THE NORTH RIGHT OF WAY LINE OF CELINA DRIVE, NORTH 87°18'33" WEST, 63.50 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES AT THE NORTHWEST CORNER OF THE WEST TERMINUS OF CELINA DRIVE;
24. THENCE, WITH THE WEST TERMINUS OF CELINA DRIVE, SOUTH 03°35'18" EAST, 50.28 FEET TO THE POINT OF BEGINNING;
CONTAINING AN AREA OF 6,510,065 SQUARE FEET OR 149.45 ACRES, MORE OR LESS, ACCORDING TO AN ALTA/NSPS BY RAGAN SMITH DATED 4/30/2019, AND LAST REVISED 01/27/2020.

TRACT 2:
PROPERTY LYING AT THE WEST TERMINUS OF CELINA DRIVE IN THE THIRD COUNCIL DISTRICT OF METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE. BEING ALL OF THE LAND DEEDED TO EDWARD C. GALBREATH, JR. BY DEED RECORDED IN BOOK 5567, PAGE 488 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
(R.O.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE NORTH RIGHT OF WAY LINE OF CELINA DRIVE AND AT THE SOUTHWEST CORNER OF LOT 102 OF "DALEMERE, SECTION 5" AS RECORDED IN PLAT BOOK 3600, PAGE 19, R.O.D.C.T.;
1. THENCE, WITH THE NORTH RIGHT OF WAY OF CELINA DRIVE, NORTH 87°18'33" WEST, 63.50 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE WEST TERMINUS OF CELINA DRIVE;
2. THENCE, WITH THE EAST LINE OF THE PROPERTY DEEDED TO EDWARD C. GALBREATH, III, TRUSTEE BY DEED RECORDED IN INSTRUMENT #20170209-0013562, R.O.D.C.T., NORTH 00°46'17" EAST, 197.36 FEET TO A 1/2" IRON ROD
(NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
3. THENCE, WITH A SOUTH LINE OF THE GALBREATH PROPERTY, NORTH 89°19'27" EAST, 72.60 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHWEST CORNER OF LOT 102;
4. THENCE, WITH THE WEST LINE OF LOT 102, SOUTH 03°21'47" WEST, 201.53 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 13,560 SQUARE FEET OR 0.31 ACRE, MORE OR LESS, ACCORDING TO AN ALTA/NSPS BY RAGAN SMITH DATED 4/30/2019, AND LAST REVISED 01/27/2020.

Included in the above description but excluded from this conveyance is Heritage Creek Phase 1A, recorded in 20211110-0149949, Heritage Creek Phase 1B, recorded in 20220512-0055047, and Heritage Creek Phase 2, recorded in 20230510-0034999, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Clayton Properties Group, Inc., a Tennessee business corporation, by Special Warranty Deed from The Co-Trustees of the Testamentary Trusts under the Last Will and Testament of Mary Dunn Galbreath FBO Edward C. Galbreath, Jr, dated September 19, 2005, The Galbreath Family General Partnership, and Edward C. Galbreath, Jr, recorded on January 31, 2020, in Instrument Number 20200131-0011678, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Nathan Byerly, 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 9/27/24 (date of document).

Affiant Signature

9/27/24
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 27th day of September, 20 24

Notary's Signature

MY COMMISSION EXPIRES: 06/02/2026

NOTARY'S SEAL

