

Prepared By:

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WARRANTY DEED

For the consideration of the sum of \$10.00, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brightland Homes of Tennessee, LLC**, a Delaware limited liability company registered to do business in the State of Tennessee, Grantor, which expression shall include successors and assigns, conveys unto **City of Mount Pleasant, Tennessee**, Grantee, which expression shall include successors and assigns, the following described property:

Located in the Seventh (7th) Civil District of Maury County, Tennessee, and more particularly described as follows:

A portion of land located in Maury County, Tennessee, being a portion of Tax Map 127, Parcel 025.00, the Brightland Homes of Tennessee, LLC property as recorded in Deed Book R3010, Page 216. Located south of US 43 (Bypass), west of Canaan Road, north of GCP Applied Technologies, Inc. and east of the remaining property of Burchell Properties, LLC.

Beginning at an existing ½" iron pin found with no cap (TN State Plane N:446,832.8, E:1,614,242.1), said point being the north east corner of GCP Applied Technologies, Inc. as recorded in Deed Book R2356, Page 656 and being the south east corner of the property described herein (Magnolia Drive); thence with the north line GCP Applied Technologies, Inc., NORTH 82° 29' 14" WEST a distance of 162.82' to a ½" iron pin found RLS #1847; thence with the same and with a curve turning to the left with an arc length of 193.94', with a radius of 368.36', with a chord bearing of SOUTH 82° 38' 12" WEST, with a chord length of 191.71' to a ½" iron pin found RLS #1857; thence with the same, SOUTH 67° 33' 13" WEST a distance of 808.75' to a fir/bent; thence with the remaining property of Burchell Properties, LLC, as recorded in Deed Book R2787, Page 1098, SOUTH 67° 33' 13" WEST a distance of 40.89' to an iron pin set; thence with the same, NORTH 23° 42' 19" WEST a distance of 55.01' to an iron pin

set; thence severing the property of Brightland Homes of Tennessee, LLC, as recorded in Deed Book R3010, Page 216, NORTH 67° 33' 13" EAST a distance of 882.46' to an iron pin set; thence with the same and with a curve turning to the right with an arc length of 206.54', with a radius of 395.00', with a chord bearing of NORTH 82° 31' 59" EAST, with a chord length of 204.19' to an iron pin set; thence with the same SOUTH 82° 29' 14" EAST a distance of 148.01' to a ; thence with the west margin of Canaan Road, SOUTH 05° 01' 27" WEST a distance of 67.06', which is the point of beginning, having an area of 70,425 square feet, 1.62 acres.

There are existing utilities within the property described herein.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by WES, Engineers and Surveyors, Job No. 24542 and under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "WES 1987". All deeds referenced above (Deed Book, Page) are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 26th day of September, 2024 – Allen B. O'Leary, RLS 1987 (WES Engineers & Surveyors).

Being a portion of the same property conveyed to Brightland Homes of Tennessee, LLC, by deed of record in Book R3010, Page 216, in the Register's Office of Maury County, Tennessee.

Being a portion of Tax Map 127, Parcel 25.00.

This deed has been prepared solely upon information furnished by the Grantor. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

To have and to hold said real estate unto Grantee together with all rights, titles, easements and appurtenances thereunto belonging, forever.

Grantor covenants with Grantee that they are lawfully seized and possessed of said real estate and that Grantor has a good and lawful right to convey the same, and

that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by Grantee; subject to a Right of Way Easement to Mt. Pleasant Power System of record in Book R2430, Page 1181 in the Maury County Register of Deeds; possibly subject to an Order of Condemnation of record in Book R2944, Page 392 in said Register's Office; and any other restrictions, applicable utility and drainage easements, building setback lines and any other matters of record.

Grantor further covenants to forever warrant and defend the title to said real estate unto Grantee against the lawful claims of all persons whomsoever.

In Witness Whereof, this conveyance has been executed on the 8th day of October, 2024.

Brightland Homes of Tennessee, LLC

By 
Andy Davidson
Land Development Project Manager

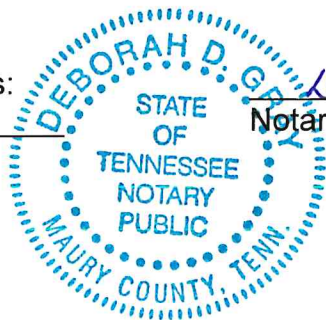
**State of Tennessee
County of Maury**

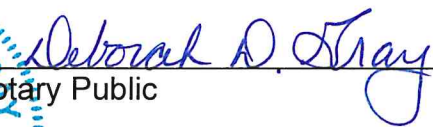
Personally appeared before me, the undersigned, Andy Davidson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Land Development Project Manager of Brightland Homes of Tennessee, LLC and is authorized by Brightland Homes of Tennessee, LLC to execute this instrument on behalf of Brightland Homes of Tennessee, LLC.

Witness my hand, at office, this 8th day of October, 2024.

My commission expires:

4/26/2027




Notary Public

**State of Tennessee
County of Maury**

This transfer is exempt from the recordation tax because the transfer is to a municipality as defined in Tennessee Code Annotated § 67-4-409(13)(f)(1).




Affiant

Sworn to and subscribed before me, this 8th day of October, 2024.

My commission expires

4/26/2027





Notary Public

New Property Owners:

Person(s) Responsible for Taxes:

City of Mount Pleasant, Tennessee
P.O. Box 426
Mt. Pleasant, TN 38474-0426

Same