Davidson County DEEDWARR
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Fees:13.00 Taxes:3036.78

20050810-0094663

File No. 250701097

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: February 20, 2007.
(AFFIX SEAL)

LYNN F. VAUGHT COMMISSION EXP. Notary Public At Large 02-20-2007 RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cane Ridge Farms, LLC	Cane Ridge Farms, LLC	182-00-0-027.00
(NAME) 1418 Kensington Square Court, Bldg. A	(NAME) 1418 Kensington Square Court, Bldg. A	
(ADDRESS) Murfreesboro, Tennessee 37130	(ADDRESS) Murfreesboro, Tennessee 37130	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PAUL D. WINGLER, EXECUTOR OF THE ESTATE OF SALLY H. WINGLER, WITH FULL POWER TO SELL AND IN MY CAPACITY AS EXECUTOR**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CANE RIDGE FARMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron rod situated in the westerly margin of Cane Ridge Road, said point also being the northwest corner of the William Alexander property of record in Book 227, Page 565, Register's Office of Davidson County, Tennessee.

Thence, leaving said road, S 11 deg. 25' 46" W, a distance of 573.67 feet to an iron rod; Thence, S 07 deg. 29' 33" W, a distance of 1184.91 feet to an iron rod; Thence, S 80 deg. 38' 09" E, a distance of 501.01 feet to an iron rod; Thence, S 08 deg. 34' 21" W, a distance of 307.56 feet to an iron rod; Thence, N 79 deg. 53' 13" W, a distance of 473.98 feet to an iron rod; Thence S 07 deg. 55' 32" W, a distance of 306.02 feet to an iron rod; Thence, N 80 deg. 10' 17" W, a distance of 655.53 feet to an iron rod; Thence, N 08 deg. 27' 05" E, a distance of 1306.00 feet to an iron rod; Thence, N 06 deg. 21' 19" E, a distance of 545.96 feet to an iron rod; Thence, N 79 deg. 36' 48" W, a distance of 1680.02 feet to an iron rod; Thence, N 07 deg. 30' 10" E, a distance of 1350.31 feet to an iron rod; Thence, S 84 deg. 47' 04" E, a distance of 480.00 feet to an iron rod; Thence, S 02 deg. 45' 18" E, a distance of 138.99 feet to an iron rod; Thence, N 81 deg. 43' 03" E, a distance of 545.60 feet to an iron rod; Thence, S 49 deg. 15' 50" W, a distance of 1114.46 feet to an iron rod; Thence, S 55 deg. 28' 52" E, a distance of 717.69 feet to an iron rod; Thence, S 73 deg. 45' 28" E, a distance of 1313.38 feet to an iron rod; Thence, N 11 deg. 25' 46" E, a distance of 437.91 feet to an iron rod; Thence, N 83 deg. 07' 31" E, a distance of 49.16 feet to an iron rod situated in the westerly margin of Cane Ridge Road;

Thence along said road, along a curve to the left, having a central angle of 20 deg. 03' 40", a radius of 163.85 feet, a tangent of 28.98 feet, a length of 57.37 feet, and having a chord which bears S 17 deg. 27' 31" E, a distance of 57.08 feet to an iron rod;

Thence, along said road, S 32 deg. 06' 13" E, a distance of 24.60 feet to the point of beginning and containing 58.500 acres, more or less, according to a Boundary Survey dated September 30, 2003, last revised July 15, 2005, by Dale & Associates, 516 Heather Place, Nashville, TN 37204, Steven D. Delle, TN RLS #1710.

Being part of the same property conveyed to Sally H. Wingler by Warranty Deed dated May 18, 1957 of record in Book 2650, Page 451, Register's Office of Davidson County, Tennessee. The said Sally H. Wingler died testate on April 22, 1997 Directing in her Last Will and Testament File No. 97 P-1034 in the Office of the Clerk for the Probate Court for Davidson County, Tennessee, that subject property be sold.

Grant of Transmission Line Easement of record in Book 4424, Page 973.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 58.50 acres, Cane Ridge Road, Antioch, TN
(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 GRANTEE(S), its successors and assigns forever; and Grantor covenants with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors 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 our hands this 8th day of August, 2005.

Estate of Sally H. Wingler

By: _____
Paul D. Wingler, Executor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Paul D. Wingler, Executor of the Estate of Sally H. Wingler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of August, 2005.

Commission expires: February 20, 2007

_____
Lynn F. Vaught Notary Public

LYNN F. VAUGHT
COMMISSION EXP
Notary Public At Large
02-20-2007
RUTHERFORD COUNTY, TN

File Number: [redacted]1097

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129