BILL GARRETT, Davidson County
Trans:T20140079777 DEEDWARRSP
Recvd: 10/22/14 15:27 9 pgs
Fees:48.00 Taxes:14615.00
20141022-0097661

THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2014-0871

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
Eagle River Farms, LLC 209 10th Avenue South, Ste 432 Nashville, Tennessee 37203-0782	Same	67/063.00 & 064.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,950,000.00.

Affiant

Subscribed and sworn to before me this the 21st day of October, 2014.

Notary Public

My Commission Expires: March 8, 2016

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **W.D. DOZIER, A ONE-THIRD (1/3) UNDIVIDED INTEREST, DORIS D. NICKENS, A ONE-THIRD (1/3) UNDIVIDED INTEREST, CONNIE HUNTER, A ONE-NINTH (1/9) UNDIVIDED INTEREST, KEVIN BENNETT, A ONE-NINTH (1/9) UNDIVIDED INTEREST, AND KRISTI (MILLER) WEBB, A ONE-NINTH (1/9) UNDIVIDED INTEREST** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **EAGLE RIVER FARMS, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

A tract or parcel of land situated in the Eighth Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a 1" pipe (2' tall) found at the southwest corner of that tract conveyed to J. N. Dozier and wife, Jewel Dozier in Book 9370, Page 195, and being in the north line of River Road Limited Partnership (Book 9197, Page 558); said pipe serves as the south corner of the eastern terminus of a 50' rectangular strip portion of the herein described tract which accesses River Road; (The said 50' strip portion was conveyed to Joseph Newson Dozier and W. L. Dozier in Book 4239, Page 460. The location of the strip as described herein has been established by a boundary line agreement between Owen Reese and the heirs of Joseph Newson and Jewell Dozier which is recorded in Instrument No. 20060718-0086745.) runs thence with lines of said strip which are common with River Road Limited Partnership but not with the fence; North 82° 41' 03" West (crossing the driveway) 132.00 feet to a set iron pin and South 12° 20' 03" West 440.07 feet to an iron pin set on the right of way of River Road; thence with the right of way North 35° 49' 02" West 67.12 feet to an iron pin set at the west corner of the southern terminus of the 50' strip portion; thence with lines of the strip which are common with Owen Reese per the above mentioned agreement North 12° 20' 03" East 441.09 feet to a set iron pin and South 82° 41' 03" East 174.67 feet to a cotton spindle set in the root on the north side of a 30" hackberry tree in a fence; said spindle serves as the northern corner of the eastern terminus of the strip; runs thence with Reese and fence North 02° 54' 46" East 346.64 feet to an iron pin set at a corner fence post; said pin serves as the northeast corner of Reese and southeast corner of Malcom Mimms (Book 7809, Page 831); thence with Mimms and the fence as follows: North 02° 46' 14" East 679.85 feet to an iron pin set at a triple elm snag, North 21° 46' 24" East 1,505.66 feet to an iron pin set a corner post and North 24° 58' 17" West 548.67 feet to an iron pin set on the southeast side of a 40" sycamore tree on the south bank of Cub Creek; thence continuing North 24° 58' 17" West 20.00 feet to a point in the center of the creek; thence with the centerline of the creek as it serves as a boundary common with David R. Pickens (Book 4341, Page 491) chord bearings and distances as follows: North 48° 20' 40" East 53.59 feet, North 11° 04' 02" East 70.36 feet, South 79° 35' 18" East 245.10 feet, North 58° 20' 22" East 46.26 feet, North 11° 38' 04" East 70.71 feet, North 81° 06' 58" East 157.41 feet, North 40° 11' 39" East 87.69 feet, North 46° 46' 50" West 93.67 feet, North 35° 49' 06" East 196.82 feet, North 89° 26' 40" East 159.68 feet, North 65° 11' 01" East 102.76 feet, South 44° 30' 14" East 181.75 feet, North 26° 05' 18" East 112.41 feet, North 59° 08' 46" East 80.41 feet, South 64° 32' 13" East 97.30 feet, North 80° 20' 35" East 148.65 feet, North 39° 16' 16" East 93.28 feet, North 01° 40' 12" West 139.32 feet, North 18° 52' 46" East 181.56 feet, South 82° 50' 36" East 147.12 feet, North 24° 09' 33" East 44.91 feet, North 40° 18' 23" West 105.14 feet, North 32° 15' 28" West 223.28 feet, North 49° 57' 11" East 84.39 feet, South 68° 47' 53" East 204.55 feet, North 26° 31' 19" East 111.20 feet, North 31° 00' 43" West 116.81 feet, North 50° 41' 21" East 76.49 feet, South 68° 07' 40" East 107.87 feet, North 34° 53' 55" East 156.14 feet and North 01° 31' 11" West 461.70 feet to a point at the intersection of the centerline of the creek with the alignment of the top of the west bank of the slope to the edge of the water of the Cumberland River; thence with the top of the bank chord bearings and distances as follows: South 44° 53' 59" East 609.42 feet, South 30° 21' 21" East 961.33 feet, South 12° 51' 51" East 779.31 feet, South 03° 36' 43" East 313.39 feet, South 00° 03' 38" West 1,176.69 feet, South 03° 57' 54" West 1,083.16 feet, South 00° 45' 49" West 181.13 feet, South 08° 39' 31" West 209.51 feet, South 23° 23' 42" West 311.89 feet and South 19° 55' 33" West 112.59 feet to a 1/2" pipe found on the east side of a 12" hackberry; said pipe being in the north line of the above mentioned River Road Limited Partnership; said pipe is located in the alignment of the sparse remains of the old original wire

fence which serves as the boundary between the herein described tract and River Road Partnership; said pipe is located approximately 7' south of alignment of the woven wire fence which has been erected in more recent times; thence with River Road Partnership, the sparse remains of the original fence and always south of the existing fence as follows: North 82° 16' 56" West 678.41 feet to a 3/4" bolt found in the center of a large brick column on the east side of a ditch, North 82° 12' 55" West 876.52 feet to a found 1" pipe 3' tall, North 82° 27' 21" West 813.76 feet to a found 1" pipe 3' tall and North 82° 22' 40" West 781.12 feet to the point of beginning, containing 286.25 acres, more or less. According to survey by Jim Cullivan, III, TN. R.L.S. No. 1791, dated June 8, 2005. Bearings are grid.

Being part of the same property conveyed to DAVID DOZIER, JR. by deed from MRS. SALLIE W. DOZIER, WIDOW OF D. T. DOZIER of record in Book 492, Page 488, dated December 5, 1916, said Register's Office. DAVID DOZIER, JR. died intestate on or about August 26, 1955, leaving WALTER LEE DOZIER AND JOSEPH NEWSON DOZIER as his sole heirs at law. Agreement of record in Book 4239, Page 460, said Register's Office. WALTER LEE DOZIER died intestate on or about February 24, 1987, never having married and never having children, leaving his brother, JOSEPH NEWSON DOZIER as his sole heir at law.

Being part of the same property conveyed to JOSEPH NEWSON DOZIER by deed from SALLLE W. DOZIER, WIDOW OF D. T. DOZIER of record in Book 492, Page 491, dated December 5, 1916, said Register's Office. Agreement of record in Book 4239, Page 460, said Register's Office.

JOSEPH NEWSON DOZIER has since conveyed said property to JIMMY A. DUNCAN, TRUSTEE, who in turn conveyed to J. N. DOZIER AND WIFE, JEWEL M. DOZIER by quitclaim deeds of record in Book 9364, Page 779, and in Book 9370, Page 195, dated June 2, 1994, said Register's Office. Deed to Establish Common Boundary Line of record in Book 10151, Page 603, said Register's Office. JOSEPH NEWSON DOZIER, A/K/A J. N. DOZIER has since died leaving JEWEL M. DOZIER as the surviving tenant by the entirety.

JEWELL M. DOZIER died testate on or about December 29, 2003. Pursuant to the Order approving the Family Settlement Agreement, dated July 18, 2006, of record in Docket No. 04P334, in the Probate Court of Davidson County, Tennessee, at Nashville, W. D. DOZIER, EXECUTOR OF THE ESTATE OF JEWELL M. DOZIER, DECEASED was directed to execute an executor's quitclaim deed in accordance with said agreement. W. D. DOZIER, EXECUTOR OF THE ESTATE OF JEWELL M. DOZIER, DECEASED has conveyed said property to W. D. DOZIER, a one-third (1/3) undivided interest, DORIS D. NICKENS, a one-third (1/3) undivided interest, CONNIE HUNTER, a one-ninth (1/9) undivided interest, KEVIN BENNETT, a one-ninth (1/9) undivided interest, and KRISTI (MILLER) WEBB, a one-ninth (1/9) undivided interest by executor's quitclaim deed of record in Instrument No. 20060718-0086746, dated July 17, 2006, said Register's Office. Boundary Line Agreement of record in Instrument No. 20060718-0086745, said Register's Office.

The Property is transferred subject to these limitations, restrictions, and encumbrances: Application for Greenbelt Assessment of record in Instrument No. 20070221-0021381 and in Instrument No. 20070221-0021382, said Register's Office. Electrical Permit of record in Book 5023, Page 202, said Register's Office. Flowage Easement of record in Book 2140, Page 412, and in Book 2140, Page 416, said Register's Office. Easement for the flow of the waters of Cumberland River and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River. Title to that portion of the land lying below the ordinary low water mark of Cumberland River. Easement for the flow of the waters of Cubb Creek and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the water of Cubb Creek, free from diminution or pollution. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cubb Creek.

GRANTOR hereby reserves, for themselves and their respective heirs and descendants, all rights granted pursuant to Tennessee law from time to time with respect to their status as descendants of those persons interred in the Dozier family cemetery located on the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS its hand this, the 14 day of October, 2014

GRANTORS:

W.D. Dozier

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.D. Dozier, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2014

Notary Public

My Commission Expires: 11-2-15
(SEAL)

JAMES T. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Doris D. Nickens

Doris D. Nickens

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doris D. Nickens, with whom I am personally acquainted (or provided 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 the 14th day of October, 2014.

Notary Public

My Commission Expires: 11-2-15
(SEAL)

JAMES T. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Connie Hunter

Connie Hunter

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie Hunter, with whom I am personally acquainted (or provided 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 the 14th day of October, 2014.

Notary Public

My Commission Expires: 11-2-15
(SEAL)

JAMES T. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kevin Bennett

Kevin Bennet

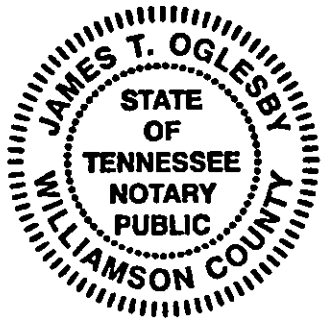
STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Bennett, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2014.

Notary Public

My Commission Expires: 11-2-15
(SEAL)



Kristi Webb

Kristi (Miller) Webb

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristi (Miller) Webb, with whom I am personally acquainted (or provided 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 the 20th day of October, 2014.

Notary Public

My Commission Expires: 11-2-15
(SEAL)

JAMES T. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY