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

BILL GARRETT, Davidson County
Trans:T20140079777 DEEDQC
Recvd: 10/22/14 15:28 15 pgs
Fees:77.00 Taxes:0.00
20141022-0097662

ADDRESS NEW OWNER
Eagle River Farms, LLC
209 10th Avenue South, Ste 432
Nashville, Tennessee 37203-0782

SEND TAX BILLS TO:
Same

MAP PARCEL
67/063.00 & 064.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

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

QUITCLAIM 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 on Exhibit A attached hereto (the "Property"):

See Attached 6 pages Property Description as prepared by GAM Engineering, Inc. by Autrey E. Dye Jr. TN RLS #2403

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.

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

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 14 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

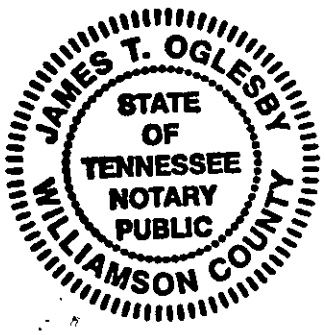
STATE OF Tennessee
COUNTY OF Williamson

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 14 day of October, 2014.

Notary Public

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



Kevin Bennett

Kevin Bennet

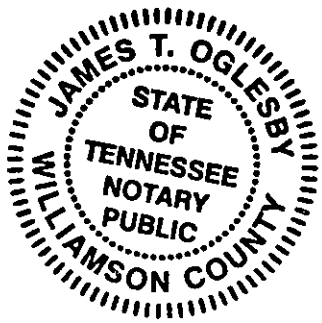
STATE OF Tennessee
COUNTY OF Williamson

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 14 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

EXHIBIT A

PROPERTY DESCRIPTION

BEING PARCELS 63 & 64 ON TAX MAP 67 LOCATED IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND OF RECORD IN INSTRUMENT NUMBER #20060718-0086746 AND BOUNDARY LINE AGREEMENT IN INSTRUMENT #20060718-0086745 REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

BOUNDED ON THE NORTH BY DAVID R. PICKENS, C. DAVID SCHEIBERT & TOM E. NESBITT, PARTNERS DBA DOUBLE D T RANCH DEED BOOK 4341, PAGE 491 R.O.D.C., TN. AS SHOWN ON TAX MAP 67, PARCEL 61, ON THE EAST BY THE WATERS OF THE CUMBERLAND RIVER, ON THE SOUTH BY RIVER ROAD LIMITED PARTNERSHIP DEED BOOK 9197, PAGE 558 R.O.D.C., TN AS SHOWN ON TAX MAP 78, PARCEL 2 AND ON THE WEST BY RIVER ROAD, OWEN REESE PROPERTY OF RECORD IN DEED BOOK 11404, PAGE 202 R.O.D.C., TN. AS SHOWN ON TAX MAP 78, PARCEL 78 AND THE MALCOLM L. MIMMS SR. PROPERTY OF RECORD IN INSTRUMENT # 20130508-0046704 R.O.D.C., TN. AS SHOWN ON TAX MAP 67, PARCEL 62

ANY PROPERTY CORNER SET BY THIS SURVEYOR IS ½ INCH DIAMETER, 18 INCH LONG REBAR WITH CAP LABELED "GAM 2403" UNLESS OTHERWISE NOTED, AND REFERRED TO AS NEW IRON PIN IN THE FOLLOWING.

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;

THENCE NORTH 82° 41' 03" WEST (CROSSING THE DRIVEWAY) 132.00 FEET TO AN 1/2" BENT IRON PIN FOUND

THENCE SOUTH 12° 20' 03" WEST 440.07 FEET TO AN IRON PIN WITH #1791 CAP FOUND 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 FOUND 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

THENCE NORTH 12° 20' 03" EAST 441.09 FEET TO AN IRON PIN WITH #1791 CAP FOUND

THENCE SOUTH 82° 41' 03" EAST 174.67 FEET TO A COTTON SPINDLE FOUND 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;

THENCE WITH REESE AND FENCE NORTH 02° 54' 46" EAST, 346.64 FEET TO AN IRON PIN NEW 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:

THENCE NORTH 02° 46' 14" EAST 679.85 FEET TO AN IRON PIN NEW NEAR A TRIPLE ELM SNAG;

THENCE NORTH 21° 46' 24" EAST 1,505.66 FEET TO AN IRON PIN WITH #1791 CAP FOUND AND CORNER POST FOUND;

THENCE NORTH 24° 58' 17" WEST 548.67 FEET TO AN IRON PIN WITH #1791 CAP FOUND ON THE SOUTHEAST SIDE OF A 40" SYCAMORE TREE (DEAD) ON THE SOUTH BANK OF CUB CREEK;

THENCE CONTINUING NORTH 24° 58' 17" WEST 20.00 FEET TO A POINT IN THE CENTER OF CUB CREEK;

THENCE WITH THE CENTERLINE OF CUB CREEK AS IT SERVES AS A BOUNDARY COMMON WITH DAVID R. PICKENS (BOOK 4341, PAGE 491) WITH THE FOLLOWING;

THENCE NORTH 48° 18'39" EAST, A DISTANCE OF 49.65' TO A POINT;
THENCE NORTH 10° 09'34" EAST, A DISTANCE OF 69.36' TO A POINT;
THENCE NORTH 40° 34'44" EAST, A DISTANCE OF 17.53' TO A POINT;
THENCE NORTH 59° 30'21" EAST, A DISTANCE OF 60.14' TO A POINT;
THENCE SOUTH 87° 56'00" EAST, A DISTANCE OF 50.66' TO A POINT;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 14.27' FEET, AN ARC LENGTH OF 24.97' FEET, HAVING A CHORD DIRECTION OF SOUTH 37° 48'40" EAST, A CHORD LENGTH OF 21.90' FEET;

THENCE SOUTH 13° 55'30" WEST, A DISTANCE OF 36.54' TO A POINT;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 22.46' FEET, AN ARC LENGTH OF 28.52' FEET, HAVING A CHORD DIRECTION OF SOUTH 22° 27'08" EAST AND A CHORD LENGTH OF 26.64' FEET;

THENCE SOUTH 79° 12'14" EAST, A DISTANCE OF 84.36' TO A POINT;
THENCE NORTH 67° 04'41" EAST, A DISTANCE OF 63.56' TO A POINT;
THENCE NORTH 29° 00'24" EAST, A DISTANCE OF 37.05' TO A POINT;
THENCE NORTH 11° 17'39" EAST, A DISTANCE OF 68.03' TO A POINT;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.81' FEET, AN ARC LENGTH OF 31.61' FEET, A CHORD DIRECTION OF NORTH 46° 22'39" EAST, AND A CHORD LENGTH OF 29.67' FEET;

THENCE NORTH 84° 56'06" EAST, A DISTANCE OF 26.13' TO A POINT;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 41.40' FEET, AN ARC LENGTH OF 29.48' FEET, HAVING A CHORD DIRECTION OF SOUTH 74° 39'42" EAST AND A CHORD LENGTH OF 28.86' FEET;

THENCE SOUTH 59° 16'16" EAST, A DISTANCE OF 30.89' TO A POINT;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.15' FEET, AN ARC LENGTH OF 20.15' FEET, HAVING A CHORD DIRECTION OF SOUTH 82° 13'08" EAST AND A CHORD LENGTH OF 19.61' FEET;

THENCE NORTH 79° 30'21" EAST, A DISTANCE OF 23.38' TO A POINT;
THENCE NORTH 60° 12'04" EAST, A DISTANCE OF 38.14' TO A POINT;
THENCE NORTH 39° 09'20" EAST, A DISTANCE OF 43.10' TO A POINT;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 24.07' FEET, AN ARC LENGTH OF 42.42' FEET, HAVING A CHORD DIRECTION OF NORTH 11° 19'57" WEST AND A CHORD LENGTH OF 37.14' FEET;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 142.68' FEET, AN ARC LENGTH OF
65.57' FEET, ALONG SAID CURVE HAVING A CHORD DIRECTION OF NORTH 48° 39'20" WEST
AND A CHORD LENGTH OF 64.99' FEET;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 59.01' FEET, AN ARC LENGTH OF 100.25' FEET, HAVING A CHORD DIRECTION OF NORTH 13° 10'53" EAST AND A CHORD LENGTH OF 88.62' FEET;

THENCE NORTH 65° 54'59" EAST, A DISTANCE OF 51.35' TO A POINT;
THENCE NORTH 40° 34'19" EAST, A DISTANCE OF 84.93' TO A POINT;
THENCE NORTH 72° 53'29" EAST, A DISTANCE OF 37.13' TO A POINT;
THENCE SOUTH 71° 12'30" EAST, A DISTANCE OF 46.79' TO A POINT;
THENCE SOUTH 78° 00'48" EAST, A DISTANCE OF 38.36' TO A POINT;
THENCE NORTH 70° 06'15" EAST, A DISTANCE OF 58.55' TO A POINT;
THENCE NORTH 58° 27'39" EAST, A DISTANCE OF 40.58' TO A POINT;
THENCE NORTH 75° 45'23" EAST, A DISTANCE OF 32.93' TO A POINT;
THENCE SOUTH 82° 19'33" EAST, A DISTANCE OF 24.79' TO A POINT;
THENCE SOUTH 84° 13'29" EAST, A DISTANCE OF 40.76' TO A POINT;
THENCE SOUTH 20° 59'52" EAST, A DISTANCE OF 75.17' TO A POINT;
THENCE SOUTH 11° 52'01" WEST, A DISTANCE OF 38.38' TO A POINT;
THENCE SOUTH 41° 58'24" EAST, A DISTANCE OF 26.97' TO A POINT;
THENCE NORTH 71° 51'35" EAST, A DISTANCE OF 42.69' TO A POINT;
THENCE NORTH 47° 27'02" EAST, A DISTANCE OF 16.22' TO A POINT;
THENCE NORTH 14° 56'22" EAST, A DISTANCE OF 87.33' TO A POINT;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.37' FEET, AN ARC LENGTH OF 24.60' FEET, HAVING A CHORD DIRECTION OF NORTH 30° 28'17" EAST AND A CHORD LENGTH OF 24.30' FEET;

THENCE NORTH 44° 22'09" EAST, A DISTANCE OF 25.71' TO A POINT;
THENCE SOUTH 86° 54'22" EAST, A DISTANCE OF 38.24' TO A POINT;
THENCE SOUTH 67° 14'10" EAST, A DISTANCE OF 117.27' TO A POINT;
THENCE NORTH 87° 47'50" EAST, A DISTANCE OF 83.13' TO A POINT;
THENCE NORTH 61° 26'33" EAST, A DISTANCE OF 46.21' TO A POINT;
THENCE NORTH 37° 13'58" EAST, A DISTANCE OF 104.38' TO A POINT;
THENCE NORTH 11° 35'46" EAST, A DISTANCE OF 36.85' TO A POINT;
THENCE NORTH 05° 52'54" EAST, A DISTANCE OF 32.65' TO A POINT;
THENCE NORTH 01° 08'43" EAST, A DISTANCE OF 126.45' TO A POINT;
THENCE NORTH 02° 52'03" EAST, A DISTANCE OF 43.60' TO A POINT;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.81' FEET AN ARC LENGTH OF 103.24' FEET, HAVING A CHORD DIRECTION OF NORTH 47° 56'49" EAST AND A CHORD LENGTH OF 91.28' FEET;

THENCE SOUTH 83° 24'59" EAST, A DISTANCE OF 115.45' TO A POINT;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 26.07' FEET, AN ARC LENGTH OF 49.70' FEET, HAVING A CHORD DIRECTION OF NORTH 22° 29'38" EAST AND A CHORD LENGTH OF 42.51' FEET;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 202.96' FEET, AN ARC LENGTH OF 81.36' FEET, HAVING A CHORD DIRECTION OF NORTH 43° 36'16" WEST AND A CHORD LENGTH OF 80.81' FEET;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 109.18' FEET, AN ARC LENGTH OF 105.87' FEET, HAVING A CHORD DIRECTION OF NORTH 27° 18'41" WEST AND A CHORD LENGTH OF 101.77' FEET;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 376.88' FEET, AN ARC LENGTH OF 61.17' FEET, HAVING A CHORD DIRECTION OF NORTH 04° 11'03" WEST AND A CHORD LENGTH OF 61.10' FEET;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 47.85' FEET, AN ARC LENGTH OF 60.68' FEET, HAVING A CHORD DIRECTION OF NORTH 45° 09'59" WEST AND A CHORD LENGTH OF 56.70' FEET;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.85' FEET, AN ARC LENGTH OF 87.68' FEET, HAVING A CHORD DIRECTION OF NORTH 00° 04'05" WEST AND A CHORD LENGTH OF 61.01' FEET;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 188.47' FEET, AN ARC LENGTH OF 146.71' FEET, HAVING A CHORD DIRECTION OF SOUTH 76° 20'11" EAST AND A CHORD LENGTH OF 143.03' FEET;

THENCE SOUTH 54° 02'08" EAST, A DISTANCE OF 49.77' TO A POINT;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 72.03' FEET, AN ARC LENGTH OF 91.20' FEET, HAVING A CHORD DIRECTION OF SOUTH 82° 04'49" EAST AND A CHORD LENGTH OF 85.23' FEET;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 51.67' FEET, AN ARC LENGTH OF 50.30' FEET, HAVING A CHORD DIRECTION OF NORTH 33° 45'23" EAST AND A CHORD LENGTH OF 48.33' FEET;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 97.86' FEET, AN ARC LENGTH OF 78.26' FEET, HAVING A CHORD DIRECTION OF NORTH 17° 02'33" WEST AND A CHORD LENGTH OF 76.19' FEET;

THENCE NORTH 39° 57'12" WEST, A DISTANCE OF 67.09' TO A POINT;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 56.88' FEET, AN ARC LENGTH OF 146.41' FEET,HAVING A CHORD DIRECTION OF NORTH 36° 10'18" EAST AND A CHORD LENGTH OF 109.21' FEET;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1218.26' FEET, AN ARC LENGTH OF 83.85' FEET, HAVING A CHORD DIRECTION OF SOUTH 68° 07'06" EAST AND A CHORD LENGTH OF 83.83' FEET;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 65.63' FEET, AN ARC LENGTH OF 118.19' FEET, HAVING A CHORD DIRECTION OF NORTH 62° 15'54" EAST AND A CHORD LENGTH OF 102.85' FEET;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 193.92' FEET, AN ARC LENGTH OF 80.84' FEET, HAVING A CHORD DIRECTION OF NORTH 01° 15'59" WEST AND A CHORD LENGTH OF 80.26' FEET;

THENCE NORTH 13° 12'33" WEST, A DISTANCE OF 130.94' TO A POINT;
THENCE NORTH 02° 07'26" WEST, A DISTANCE OF 200.91' TO A POINT;
THENCE NORTH 05° 22'50" EAST, A DISTANCE OF 200.33' TO A POINT AT THE INTERSECTION OF THE CENTER OF CUB CREEK AND THE MEAN LOW WATER MARK FOR THE CUMBERLAND RIVER;

THENCE WITH THE AFOREMENTIONED LOW WATER MARK, SOUTH 49° 41'50" EAST, A DISTANCE OF 123.87' TO A POINT;

THENCE SOUTH 43° 28'55" EAST, A DISTANCE OF 709.26' TO A POINT;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1628.73' FEET, AN ARC LENGTH OF 841.91' FEET, HAVING A CHORD DIRECTION OF SOUTH 28° 40'24" EAST AND A CHORD LENGTH OF 832.57' FEET;

THENCE SOUTH 13° 48'25" EAST, A DISTANCE OF 327.73' TO A POINT;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2530.76' FEET, AN ARC LENGTH OF 593.94' FEET, HAVING A CHORD DIRECTION OF SOUTH 07° 05'01" EAST AND A CHORD LENGTH OF 592.58' FEET;

THENCE SOUTH 02° 08'15" EAST, A DISTANCE OF 807.46' TO A POINT;
THENCE SOUTH 03° 15'57" WEST, A DISTANCE OF 828.29' TO A POINT;
THENCE SOUTH 03° 04'55" WEST, A DISTANCE OF 685.26' TO A POINT;
THENCE SOUTH 09° 37'39" WEST, A DISTANCE OF 179.94' TO A POINT;
THENCE SOUTH 02° 24'23" EAST, A DISTANCE OF 165.29' TO A POINT;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 668.31' FEET, AN ARC LENGTH OF 301.15' FEET, HAVING A CHORD DIRECTION OF SOUTH 10° 30'09" WEST AND A CHORD LENGTH OF 298.61' FEET;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1611.40' FEET, AN ARC LENGTH OF 275.97' FEET, HAVING A CHORD DIRECTION OF SOUTH 18° 30'19" WEST AND A CHORD LENGTH OF 275.63' FEET;

THENCE LEAVING THE LOW WATER LINE ALONG THE CUMBERLAND RIVER WITH THE COMMON PROPERTY LINE BETWEEN THE RIVER ROAD LIMITED PARTNERSHIP (BOOK 9197, PAGE 558) AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82° 13'45" WEST, A DISTANCE OF 71.63' TO AN 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:

THENCE 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;
THENCE NORTH 82° 12' 55" WEST 876.52 FEET TO A FOUND 1" PIPE 3' TALL;
THENCE NORTH 82° 27' 21" WEST 813.76 FEET TO A FOUND 1" PIPE 3' TALL;
THENCE NORTH 82° 22' 40" WEST 781.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 292.83 ACRES OR 12,755,818.74 SQUARE FEET MORE OR LESS.

PROPERTY SUBJECT TO BOUNDARY LINE AGREEMENT BETWEEN OWEN REESE AND THE HEIRS OF JOSEPH NEWSON AND JEWELL DOZIER WHICH IS RECORDED IN INSTRUMENT NO. 20060718-0086745 R.O.D.C., TN..

PROPERTY SUBJECT TO WARRANTY DEED OF FLOWAGE EASEMENT OF RECORD IN BOOK: 2140 PAGE: 412, AND IN BOOK: 2140 PAGE: 416, R.O.D.C., TN.

PROPERTY SUBJECT TO ELECTRICAL PERMIT OF RECORD IN BOOK: 5023 PAGE: 202 R.O.D.C., TN.
(PROVIDED THIS SURVEYOR)

PROPERTY SUBJECT TO RECORDED OR UNRECORDED EASEMENT(S) FOR HARPETH VALLEY UTILITIES DISTRICT'S 8" WATER LINE. (NOT PROVIDED THIS SURVEYOR)

PROPERTY SUBJECT TO OVERHEAD UTILITY LINE RECORDED OR UNRECORDED EASEMENT(S) ALONG RIVER ROAD RIGHT-OF-WAY. (NOT PROVIDED THIS SURVEYOR)

THE BOUNDARY ALONG THE WATERS OF THE CUMBERLAND RIVER AND CUB CREEK ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

THE HEREIN DESCRIBED TRACT IS ENCUMBERED BY THE DOZIER FAMILY CEMETERY (PRIVATE) AS SHOWN ON THE SURVEY PREPARED BY THIS SURVEYOR, DATED SEPTEMBER 26th 2014. ENTITLED "ALTA/ACSM LAND TITLE SURVEY" PREPARED FOR EAGLE RIVER FARMS, LLC.

BEING THE SAME PROPERTY CONVEYED TO W.D. DOZIER, DORIS D. NICKENS, CONNIE HUNTER, KEVIN BENNETT AND KRISTI (MILLER) WEBB OF RECORD IN INSTRUMENT #200607180086746 R.O.D.C., TN. AND BEING PART OF THE SAME PROPERTY CONVEYED TO J.N. DOZIER AND WIFE, JEWELL M. DOZIER BY DEEDS OF RECORD IN DEED BOOK: 9364, PAGE: 779 AND DEED BOOK: 9370, PAGE: 195 (SEE ALSO DEED BOOK: 4239, PAGE: 460 AND DEED BOOK: 10151, PAGE: 603), ALL IN RODC, TENNESSEE, THE SAID J.N. DOZIER HAVING PREDECEASED HIS SAID WIFE AND TITLE PASSING TO HER AS SURVIVING TENANT BY THE ENTIRETY, AND THE SAID JEWELL M. DOZIER HAVING DEVISED THE SUBJECT PROPERTY TO THE GRANTEES HEREIN UNDER THE PROVISIONS OF HER LAST WILL AND TESTAMENT OF RECORD IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE (NO. 04P334) AND THE FAMILY SETTLEMENT AGREEMENT ENTERED INTO BY SAID GRANTEES AS THE ONLY HEIRS AT LAW AND TESTAMENTARY RESIDUARY BENEFICIARIES OF SAID DECENDANT.

PROPERTY DESCRIPTION PREPARED BY GAM ENGINEERING, INC BY AUTREY E. DYE JR. TENNESSEE REGISTERED LAND SURVEYOR, LICENSE NUMBER 2403, OFFICES LOCATED AT 102 HAZEL PATH, CONCORD BUILDING. SUITE 6, OFFICE F, HENDERSONVILLE, TN 37075. PHONE NUMBER 615-348-8282.