BILL GARRETT, Davidson County
Trans:T20160013592 DEEDWARR
Recvd: 02/18/16 14:41 5 pgs
Fees:28.00 Taxes:36509.75
20160218-0015590

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Dale C. Morris
2001 Blair Blvd
Nashville, TN 37215

SEND TAX BILL TO:
Owner

MAP 49
GROUP
PARCEL 140.00

MORTGAGEE:
None

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fontanel Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Dale C. Morris**, hereinafter called the GRANTEE, his successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **4225 Whites Creek Pike, 116.65 Acres +/-, Whites Creek, Tennessee .**

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, hiss successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this the **17th** day of **February, 2016.**

Fontanel Properties, LLC, a Tennessee limited liability company

By: _____
Marc W. Oswald, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Marc W. Oswald** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be thr **President** of **Fontanel Properties, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained .

WITNESS my hand and official seal this 17th day of February, 2016.

_____
Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $9,867,500.00

_____
AFFIANT

Subscribed and sworn to before me on this 17th day of February, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 10/23/2017

File #16-9024

Exhibit A

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows.

COMMENCING at a point on the easterly right-of-way line of Whites Creek Pike, 30 feet from the centerline, at a corner common with the property conveyed to Daniel M. Hayes Sr. and Janice A. Hayes of record in Instrument Number 20050131-0011261 at the Register's Office for Davidson County, Tennessee, also being Lot 9 on the Tollgate Two Subdivision of record in Instrument Number 200005020043728;

Thence leaving the easterly right-of-way line of Whites Creek Pike with the northerly line of Hayes, South 77 deg 57 min 34 sec East, 556.84 to a point in the line of Hayes, and being the southwest corner of the herein described tract, said point being the POINT OF BEGINNING for this tract;

Thence with Whites Creek for the following calls:

1) North 02 deg 22 min 58 sec East, 190.95 feet to a point,
2) North 06 deg 42 min 25 sec West, 210.26 feet to a point,

Thence through the property conveyed to Fontanel Properties of record in Instrument Number 20020621-0075107 and generally with Whites Creek for the following calls.

1) North 14 deg 09 min 17 sec East, 359.72 feet to a point,
2) North 09 deg 54 min 16 sec East, 338.23 feet to a point,
3) North 16 deg 33 min 24 sec East, 212.60 feet to a point at a corner common with the property conveyed to Charles H and Mary K. Holloway of record in Instrument Number 20050110-0003816;

Thence leaving Whites Creek with the southerly line of said Holloway for the following three calls:

1) South 79 deg 20 min 27 sec East, 120.10 feet to an existing iron rod,
2) South 65 deg 58 min 57 sec East, 202.62 feet to an existing iron rod,
3) South 66 deg 16 min 20 sec East, 127.84 feet to a point at a corner common with the property conveyed to Charles H. and Mary K. Holloway of record in Instrument Number 20030915-0134747;

Thence with the southerly line of Holloway (Instrument 20030915-0134747) for the following calls:

1) South 66 deg 19 min 27 sec East, 391.32 feet to an existing set stone in a drain,
2) South 66 deg 05 min 37 sec East, 1917.72 feet to an iron rod found at a corner common with said Holloway;

Thence with the easterly line of Charles H. and Mary K. Holloway of record in Instrument Number 20030915-0134747, North 06 deg 54 min 07 sec East, 664.52 feet to an existing set stone on the southerly line of the property conveyed to Helen B. Huff of record in Book 9326, Page 618;

Thence with the southerly line of Huff for the following calls:

1) South 67 deg 54 min 42 sec East, 979.31 feet to an existing iron rod,
2) North 10 deg 50 min 13 sec East, 180.51 feet to an existing iron rod,
3) South 79 deg 26 min 32 sec East, 122.68 feet to an existing iron rod,

Thence first along said Huff and then with the westerly line of the property conveyed to Michael L. Shular, Trustee of record in Instrument Number 20060503-0051544, South 08 deg 03 min 38 sec West, 2026.03 to an existing iron pipe at a corner common with the property conveyed to Raymond G. Ray of record in Book 9892, Page 148;

Thence first with the northerly line of said Ray, then with the northerly line of Janet H. Wilks of record in Instrument Number 20090527-0048614 and then with the northerly line of Carolyn F. Rogers of record in Book 10837, Page 540, North 58 deg 19 min 56 sec West, 327.96 feet to an existing iron pipe at a corner common with the property conveyed to Historic Cedarwood, LLC of record in Instrument Number 20110503-0033782

Thence with Historic Cedarwood, LLC for the following calls:

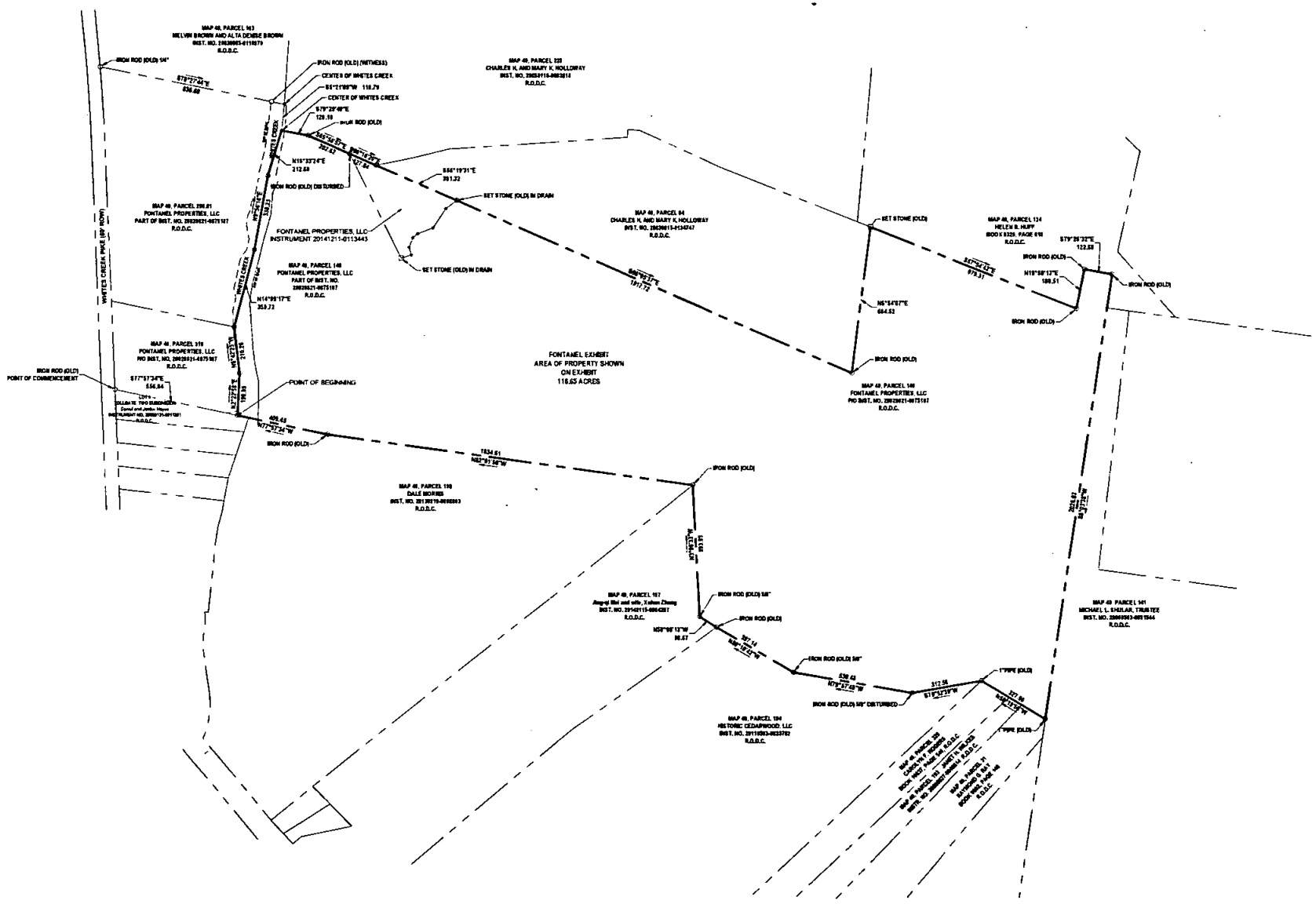
1) South 79 deg 52 min 39 West, 312.56 feet to an existing iron rod,
2) North 79 deg 57 min 48 sec West, 530.48 feet to an existing iron rod,
3) North 59 deg 10 min 42 sec West, 397.14 feet to an existing iron rod at a corner common with the property conveyed to Jing-qi Mei and wife, Xuhan Zhang of record in Instrument Number 20140115-0004207;

Thence with the northerly line of Jing-qi Mei and Xuhan Zhang for the following calls:

1) North 59 deg 08 min 13 sec West, 90.67 feet to an existing iron rod,
2) North 03 deg 06 min 33 sec West, 593.95 feet to an existing iron rod at a corner common with the property conveyed to Dale Morris of record in Instrument Number 20130919-0098803;

Thence with the northerly line of said Morris, North 82 deg 01 min 56 sec West, 1634.61 feet to an existing iron rod;

Thence first continuing with the northerly line of Morris and then with the northerly line of said Daniel M. Hayes Sr. and Janice A. Hayes, North 77 deg 57 min 34 sec West, 409.45 feet to the point of beginning; containing 116.65 acres more or less. Being part of the property conveyed to Fontanel Properties, LLC of record in Instrument Number 20020621-0075107 and all of the property conveyed to Fontanel Properties, LLC of record in Instrument Number 20141211-0113443 both at the Register's Office for Davidson County, Tennessee.


WHITES CREEK PIKE (80' ROW)
IRON ROD (OLD) 1/4"
S79°27'34"E
536.88
MAP 48, PARCEL 143
MELVIN BROWN AND ALTA DENISE BROWN
INST. NO. 20020905-0110979
R.O.D.C.
IRON ROD (OLD) (WITNESS)
CENTER OF WHITES CREEK
S5°21'06"W 110.79
CENTER OF WHITES CREEK
S79°29'49"E
729.19
IRON ROD (OLD)
MAP 48, PARCEL 225
CHARLES H. AND MARY K. HOLLOWAY
INST. NO. 20030115-0003014
R.O.D.C.
S47°55'53"E
362.53
S66°19'31"E
327.84
N15°33'14"E
212.68
IRON ROD (OLD) DISTURBED
S64°19'31"E
391.22
SET STONE (OLD) IN DRAIN
MAP 48, PARCEL 199.01
FONTANEL PROPERTIES, LLC
PART OF INST. NO. 20020621-0075187
R.O.D.C.
FONTANEL PROPERTIES, LLC
INSTRUMENT 20141211-0113443
MAP 48, PARCEL 94
CHARLES H. AND MARY K. HOLLOWAY
INST. NO. 20030611-0134747
R.O.D.C.
SET STONE (OLD)
MAP 48, PARCEL 134
HELEN B. HUFF
BOOK K 9329, PAGE 616
R.O.D.C.
S79°26'33"E
122.68
IRON ROD (OLD)
N19°58'13"E
186.51
IRON ROD (OLD)
S47°55'53"E
979.31
MAP 48, PARCEL 148
FONTANEL PROPERTIES, LLC
PART OF INST. NO.
20020621-0075187
R.O.D.C.
S66°19'31"E
1917.72
N5°54'07"E
664.53
IRON ROD (OLD)
N14°59'17"E
359.72
SET STONE (OLD) IN DRAIN
MAP 48, PARCEL 319
FONTANEL PROPERTIES, LLC
R/D INST. NO. 20020621-0075187
R.O.D.C.
N14°59'17"E
210.35
N7°27'34"W
199.93
IRON ROD (OLD)
POINT OF COMMENCEMENT
S77°57'34"E
556.84
POINT OF BEGINNING
FONTANEL EXHIBIT
AREA OF PROPERTY SHOWN
ON EXHIBIT
118.65 ACRES
N7°27'34"W
409.48
IRON ROD (OLD)
N82°31'38"W
1834.61
MAP 48, PARCEL 198
DALE MORRIS
INST. NO. 20113079-0058993
R.O.D.C.
IRON ROD (OLD)
N14°59'17"E
313.55
IRON ROD (OLD) 5/8"
MAP 48, PARCEL 197
Jing-ai Shi and wife, Xuhua Zhang
INST. NO. 20140115-0004287
R.O.D.C.
IRON ROD (OLD)
N58°56'13"W
96.57
N64°19'31"W
387.14
IRON ROD (OLD) 5/8"
N79°47'49"W
536.43
1" PIPE (OLD)
S19°54'19"W
312.56
IRON ROD (OLD) 5/8" DISTURBED
S64°19'31"E
377.56
1" PIPE (OLD)
MAP 48, PARCEL 194
HISTORIC CEDARWOOD, LLC
INST. NO. 20110503-0033782
R.O.D.C.
S47°55'53"E
3015.67
MAP 48, PARCEL 141
MICHAEL L. SHELAR, TRUSTEE
INST. NO. 20060503-0051544
R.O.D.C.
MAP 48, PARCEL 200
CAROLYN HOOPER
BOOK 10627, PAGE 548, R.O.D.C.
MAP 48, PARCEL 123
INST. NO. 20080731-0080611
MAP 48, PARCEL 201
RAYMOND H. PAGE
BOOK 5961, PAGE 466
R.O.D.C.