WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 9-7-20

(AFFIX SEAL)

LARA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Old Mill Partnership	Same As New Owner	Map 141
(NAME)	(NAME)	
1211 16th Avenue South		Parcel 1.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James E. Cowden, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Old Mill Partnership, a Tennessee Partnership,** hereinafter called the GRANTEES, their heirs and assigns, all of my two-thirds (2/3) tenancy in common ownership interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 8733 Newsom Station Road, Nashville, TN 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hands this 5th day of January, 2017.

James E. Cowden

James E. Cowden

BILL GARRETT, Davidson County
Trans: T20170002604 DEEDWARR
Recvd: 01/10/17 14:15 2 pgs
Fees: 13.00 Taxes: 1480.00
20170110-0002946

State of Tennessee
County of Davidson

Personally appeared before me James E. Cowden, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of January, 2017.

Notary Public

Nancy Bowen

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: October 20, 2020

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 37423

Being all of a tract of land lying in the Twenty-Second Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Said tract of land being bounded on the north and east by the Harpeth River, on the south by Interstate 40, on the west by CSX Railroad and the State of Tennessee and being more particularly described as follows:

Beginning at a concrete monument (old) lying at the intersection of the northerly right-of-way of Interstate 40 (right-of-way varies) and the easterly right-of-way of CSX Railroad (right-of-way varies), said concrete monument (old) being the southwest corner of the herein described tract; thence,

Leaving said Interstate 40, with said CSX Railroad right-of-way, North 48 degrees 14 minutes 00 seconds West, 423.94 feet to an iron rod (new). Said iron rod (new) being the southeast corner of property conveyed to the State of Tennessee of record in Deed Book 4989, Page 522, Register's Office for Davidson County, Tennessee (R.O.D.C.); thence,

Leaving said CSX right-of-way, with said State of Tennessee property, North 04 degrees 03 minutes 51 seconds West, 655.86 feet to a point, passing a witness pin (set) at 556.60 feet. Said point lying in the centerline of the Harpeth River; thence,

With the meanders of said Harpeth River for the next twenty-three (23) calls:

1) *North 66 degrees 49 minutes 04 seconds East, 271.85 feet to a point; thence,*
2) *North 78 degrees 35 minutes 04 seconds East, 358.10 feet to a point; thence,*
3) *North 84 degrees 07 minutes 04 seconds East, 227.45 feet to a point; thence,*
4) *North 81 degrees 33 minutes 00 seconds East, 186.22 feet to a point; thence,*
5) *North 72 degrees 39 minutes 15 seconds East, 199.37 feet to a point; thence,*
6) *North 74 degrees 59 minutes 28 seconds East, 141.08 feet to a point; thence,*
7) *North 75 degrees 00 minutes 08 seconds East, 136.30 feet to a point; thence,*
8) *North 74 degrees 59 minutes 29 seconds East, 136.05 feet to a point; thence,*
9) *North 76 degrees 43 minutes 08 seconds East, 176.60 feet to a point; thence,*
10) *North 74 degrees 24 minutes 34 seconds East, 300.39 feet to a point; thence,*
11) *North 72 degrees 33 minutes 37 seconds East, 155.83 feet to a point; thence,*
12) *North 87 degrees 03 minutes 28 seconds East, 734.68 feet to a point; thence,*
13) *South 64 degrees 15 minutes 43 seconds East, 300.00 feet to a point; thence,*
14) *South 41 degrees 42 minutes 37 seconds East, 402.22 feet to a point; thence,*
15) *South 44 degrees 35 minutes 55 seconds East, 440.30 feet to a point; thence,*
16) *South 48 degrees 54 minutes 11 seconds East, 181.13 feet to a point; thence,*
17) *South 57 degrees 32 minutes 33 seconds East, 178.82 feet to a point; thence,*
18) *South 30 degrees 44 minutes 36 seconds East, 202.40 feet to a point; thence,*
19) *South 37 degrees 11 minutes 38 seconds East, 85.76 feet to a point; thence,*
20) *South 19 degrees 53 minutes 30 seconds East, 449.66 feet to a point; thence,*
21) *South 04 degrees 56 minutes 11 seconds East, 242.94 feet to a point; thence,*
22) *South 15 degrees 27 minutes 21 seconds West, 312.67 feet to a point; thence,*
23) *South 22 degrees 34 minutes 24 seconds West, 216.40 feet to a point. Said point lying in the northerly right-of-way of Interstate 40; thence,*

With said right-of-way of Interstate 40 for the next five (5) calls:

1) *North 65 degrees 48 minutes 14 seconds West, passing a witness pin (set) at 62.09 feet, for a total distance of 947.84 feet to a concrete monument (old); thence,*
2) *With a curve to the left, having a central angle of 27 degrees 00 minutes 17 seconds, a radius of 5205.50 feet, a tangent of 1249.95 feet, an arc length of 2453.45 feet and a chord bearing and distance of North 79 degrees 13 minutes 14 seconds West, 430.81 feet to an iron rod (new); thence,*
3) *South 87 degrees 16 minutes 37 seconds West, 233.30 feet to a concrete monument (old); thence,*
4) *North 02 degrees 56 minutes 38 seconds West, 14.66 feet to a concrete monument (old); thence,*
5) *South 87 degrees 34 minutes 40 seconds West, 393.20 feet to the Point of Beginning, containing 5,964,582 square feet, or 136.928 acres, more or less, as calculated by the above described courses and distances.*

Being part of the same property conveyed to John Smallman Cowden by Warranty Deed from the Federal Farm Mortgage Corporation, filed for record on June 29, 1943 in Book 1237, page 674, Register's Office for Davidson County, Tennessee. John Smallman Cowden died September 10, 2005, devising his ownership interest in equal one-third (1/3) shares to his wife, Ruby Stone Cowden, and his son James Cowden, and his son Eugene Cowden, pursuant to his Will Docket No. P06-4189 in Probate Court, Williamson County, Tennessee. Ruby Stone Cowden died November 24, 2011, leaving her one-third (1/3) interest to James Cowden, pursuant to her Will Docket No. 11P1799 in Probate Court, Seventh Circuit Court for Davidson County, Tennessee, thereby leaving James E. Cowden with a two thirds (2/3) interest and Eugene Cowden with a one third (1/3) interest.

John Smallman and John S. Cowden are one and the same. Ruby Lee Cowden and Ruby Stone Cowden are one and the same. James Cowden and James E. Cowden are one and the same.