WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027994 DEEDWARR
Recvd: 04/03/17 14:41 2 pgs
Fees:13.00 Taxes:13320.00
20170403-0032434

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Debbie Doebler, Trustee	Debbie Doebler, Trustee	Parcel ID:
7100 Sharondale Ct.	7100 Sharondale Ct.	07800000200
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sherrill Partnership, a Tennessee General Partnership

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Debbie Doebler, Trustee of the River Road Farm Trust dated March 27, 2017

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying in the Eighth Civil District, Davidson County, Tennessee and being part of lots 1, 2, 3, 4, and 5 as shown on the Plat of the Division of real estate of Isaac Watkins, as of record in Minute Book "E", Page 277, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Jim McAleer, TN RLS No. 1133, dated September 19, 2015, as follows:

Beginning at an iron pin in the easterly right of way of River Road Pike, said point being River Road Strategic Investors, LP's northwest corner, as of record in Instrument No. 20090211-0011921, R.O.D.C, TN and the southwest corner of the herein described tract, thence with said right of way and with a curve to the left, said curve having a radius of 1,933.99 feet, an arc length of 234.78 feet and a chord bearing and distance of North 32°40'05" West 234.64 feet to an iron pin; thence North 36°08'45" West 2,176.12 feet to an iron pin, said point being the most southerly point of Eagle River Farms, LLC, as of record in Instrument No. 20141022-0097662, R.O.D.C, TN and a Boundary Line Agreement, as of record in Instrument No. 20060718-0086745, R.O.D.C, TN; thence leaving said right of way and with Eagle River Farms easterly line North 12°20'03" East 440.07 feet to an iron pin , said point being the northwesterly corner of the herein described tract; thence with Eagle River Farms southerly line the following calls: South 82o41'03" East 132.00 feet to an iron pipe; South 82o22'40" East 781.12 feet to an iron pipe; South 82°27'21" East 813.76 feet to an iron pipe; South 82°12'55" East 876.52 feet to a bolt on a brick column on east side of ditch; South 82°16'56" East 678.41 feet to an iron pipe; thence South 82°13'45" East 71.63 feet to the mean low water mark of the Cumberland River, said point being Eagle River Farms southeasterly corner and the northeasterly corner of the herein described tract; thence with said mean low water line the following calls: South 06°45'52" West 719.32 feet to a point; South 00°48'33" East 373.35 feet to a point; South 03°48'56" East 443.82 feet to a point; thence South 02°49'50" East 679.02 feet to a point, said point being River Road Strategic Investors, LP's northeasterly corner and the southeasterly corner of the herein described tract; thence leaving said mean low water line and with River Road Strategic's northerly line North 82°15'23" West 2,009.26 feet to the point of beginning and containing 141.39 acres, more or less.

Being part of the same property conveyed to Sherrill Partnership, a Tennessee general partnership, by Quitclaim Deed from River Road Partnership, a Tennessee general partnership, of record in Instrument 20151116-0115859, said Register's Office. See also Quitclaim Deed in Instrument 20150114-0004024; Instrument 20140716-0062879; Book 9197, Page 558; Book 6372, Page 205, and deed of record in Book 6372, Page 201, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) Rollback Taxes will be paid by the Grantees; and (3) Easement to USA of record in Book 2149, Page 19, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8041 River Road Pike, Nashville, TN 37209

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 hand this 31st day of March, 2017.

Sherrill Partnership

BY: _____
Thomas R. Pickney
Managing Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas R. Pickney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Managing Partner respectively of the Sherrill Partnership the within named bargainer, and that he/she as such Managing Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Thomas R. Pickney as such Managing Partner.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2017.

My Commission Expires: 5/5/20 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.