Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411371**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2017. Notary Public My Commission Expires: July 6, 2019

BILL GARRETT, Davidson County
Trans:T20170035018 DEEDWARR
Recvd: 04/26/17 09:10 3 pgs
Fees:18.00 Taxes:1850.00
20170426-0040762

JEFFREY S. BENZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Couchville Land Partners, LLC c/o Brookside Properties 2002 Richard Jones Rd, Suite C-200 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 138-00-0-024.00 138-00-0-124.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Ray Dorris Sr., Trustee of The Family Trust u/w/o Robert Joseph Beckham, John Ray Dorris Sr., Trustee of the Shirley Jo Waters Beckham Marital Trust u/w/o Robert Joseph Beckham and Shirley Jo Beckham** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Couchville Land Partners, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING located in Davidson County, Tennessee, on the north side Couchville Pike, and being a portion of the property of record in Deed Book 5015, page 289; Deed Book 5440, page 994; Deed Book 5680, page 529, Register's Office, Davidson County, Tennessee. See Tax Map 138, Parcels 105.00, 124.00 and 125.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the north margin of Couchville Pike, same being the southwest corner of this tract and the southeast corner of Segroves Living Trust (IN ST. 20110127-0007600 and IN ST. 20110127-0007601, RODCT); thence leaving road with line of Segroves Living Trust North 08 degrees 58 minutes 23 seconds East 455.97 feet to an iron rod at a post; thence North 09 degrees 14 minutes 37 seconds East 400.87 feet to an iron rod at a post; thence with line of Tract #1 of the Beckham property (76.51 acres as per survey of same date) North 09 degrees 40 minutes 04 seconds East 1711.20 feet to an iron rod; thence with line of George H. Smith (DB 6302, PG 213, RODCT) and George H. Smith (IN ST. 20050613-0066932, RODCT) South 80 degrees 19 minutes 56 seconds East 1235.44 feet to an iron rod at a post; thence with line of Eric L. Raefsky (IN ST. 20040618-0072659, RODCT) South 09 degrees 36 minutes 21 seconds West 230.64 feet to an iron rod; thence with line of John D. Liles (IN ST. 20120130-0008254, RODCT) South 02 degrees 31 minutes 47 seconds West 711.76 feet to an iron rod; thence South 04 degrees 06 minutes 13 seconds East 484.41 feet to an iron stake at a post; thence with line of James Richard Lawrence Etal (DB 9840, PG 253, RODCT) South 06 degrees 53 minutes 17 seconds West 184.00 feet to an iron rod; thence South 66 degrees 51 minutes 37 seconds West 66.57 feet to a 10-inch hackberry tree; thence South 79 degrees 01 minute 20 seconds West 273.66 feet to an iron rod at a cedar stump; thence South 01 degree 52 minutes 51 seconds East 532.07 feet to an iron rod; thence with line of Steven A. Perkins (DB 8691, PG 833 (RODCT) South 88 degrees 06 minutes 56 seconds West 490.27 feet to a spike; thence South 01 degree 51 minutes 15 seconds East 343.91 feet to a spike; thence South 36 degrees 09 minutes 05 seconds West 383.47 feet to an iron rod in the north margin of Couchville Pike; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 05 degrees 12 minutes 26 seconds, a radius of 2083.10 feet, a tangent length of 94.72 feet, and a chord of North 53 degrees 44 minutes 22 seconds West 189.25 feet; thence along said curve an arc length of 189.32 feet to a point, same being

point of curvature of a curve proceeding clockwise, having a deflection angle of 19 degrees 55 minutes 47 seconds, a radius of 986.80 feet, a tangent length of 173.37 feet, and a chord of North 46 degrees 22 minutes 41 seconds West 341.52 feet; thence along said curve an arc length of 343.25 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 03 degrees 38 minutes 48 seconds, a radius of 4218.30 feet, a tangent length of 134.29 feet, and a chord of North 38 degrees 14 minutes 12 seconds West 268.44 feet; thence along said curve an arc length of 268.49 feet to the point of beginning containing 77.72 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated November 4, 2014.

BEING part of the same property conveyed to Robert J. Beckham by Installment Deed dated May 23, 1979 from Al Phillips and Maurice W. Pinson doing business as Phillips & Pinson Co., of record in Book 5440, Page 994, Register's Office for Davidson County, Tennessee. Robert J. Beckham having since died on November 11, 2013, the Last Will and Testament of Robert Joseph Beckham having been filed in Probate Docket No. 13P-1916, Probate Court of Davidson County, Tennessee. Said Last Will and Testament having named John Ray Dorris, Sr. as Executor of the Estate of Robert Joseph Beckham and as Trustee of the Family Trust and Trustee of the Shirley Jo Waters Beckham Marital Trust. Robert J. Beckham and Robert Joseph Beckham being one and the same person. Together with part of the same property conveyed to Robert J. Beckham and wife, Shirley J. Beckham, by Warranty Deed dated March 10, 1976 from Commerce Union Bank, of record in Book 5015, Page 289, said Register's Office, together with part of the same property conveyed to Robert J. Beckham and wife, Shirley Jo Beckham, by Warranty Deed dated November 17, 1980 from Commerce Union Bank, a Tennessee banking corporation, of record in Book 5680, Page 529, said Register's Office. The said Robert J. Beckham having since died on November 11, 2013. The property having since transferred to Shirley Jo Beckham upon his death as surviving tenant by the entirety. Shirley J. Beckham and Shirley Jo Beckham being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 138-00-0-024.00 and 138-00-0-124.00.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et. seq.

No insurance is afforded as to the acreage or square footage contained in the insured property.

Application for Greenbelt Assessment of record in Instrument No. 20030311-0032229, said Register's Office.

This is unimproved property located at 0 Couchville Pike Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2017.

John Ray Dorris Sr., Trustee of The Family Trust u/w/o Robert Joseph Beckham

John Ray Dorris Sr., Trustee of the Shirley Jo Waters Beckham Marital Trust u/w/o Robert Joseph Beckham

Shirley Jo Beckham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Ray Dorris Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Family Trust u/w/o Robert Joseph Beckham and the Shirley Jo Walters Beckham Marital Trust u/w/o Robert Joseph Beckham, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of April, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley Jo Beckham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 24th day of April, 2017.

Notary Public

My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017