RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Robertson)
BILL GARRETT, Davidson County Trans:T20170066530 DEEDWARRSP Recvd: 08/02/17 14:32 11 pgs Fees:58.00 Taxes:26825.00 20170802-0078781	The actual consideration for this transfer or value of property transferred (whichever is greater) is $7,250,000.00. Affiant Sworn to and subscribed before me this 31st day of July, 2017. Notary Public My Commission Expires: 03/24/2020
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W White House, TN 37188	LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (SEAL)

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Binns Farm Land Company 421 East Iris Drive, Suite 300 Nashville, TN 37204	New owner	Map 074, Parcel 052.00

This Indenture is made on the 31st day of July, 2017, by and between LINDA BINNS DISSPAYNE, an individual ("LBD") as to a one-third (1/3) undivided interest, TOM DOUGLASS BINNS, TRUSTEE FOR THE TOM DOUGLAS BINNS TRUST DATED JUNE 12, 2014 ("TDB") as to a one-third (1/3) undivided interest, and MARY KATHLEEN BINNS, an individual ("MKB") as to a one-third (1/3) undivided interest (LBD, TDB, and MKB are hereinafter referred to herein individually and collectively as ***"Grantor"***), and BINNS FARM LAND COMPANY, LLC, a Tennessee limited liability company (***"Grantee"***).

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "Property"):

Land in the 4th Civil District of Davidson County, Tennessee, the same known as Clifton on the south bank of Cumberland River lying between the lands of Morgan Hurt and Joe Dodson, and described as follows:

Beginning at a white oak at entrance of land; thence North 193 poles along the line of said Dodson Land to three horn beams; thence North 62° West 57 poles to white oak on a branch; thence with said branch to red oak of Cumberland River; thence in a southwesterly direction with Cumberland River to a corner of Joe Dodson's land, mulberry and sycamore pointers; thence with Dodson's land, North 79½° East 174¼ poles to a stake, 1 pole south of an elm corner; thence North 83° East 81.32 poles to an ash on southeastern corner of original Clifton Tract; thence South 87° East 110 poles to the beginning, containing 293½ acres.

Also described as:

A TRACT OF LAND IN THE 14th COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND
DAVIDSON COUNTY, TENNESSEE, LYING SOUTH OF JACKSONIAN DRIVE, WEST OF PLANTATION
DRIVE, NORTH OF THE RESERVE AT STONEHALL, MERITAGE HOMES OF TENNESSEE, INC., AND METRO GOVERNMENT PROPERTY AND EAST OF AND ADJACENT TO THE CUMBERLAND RIVER, SAID TRACT BEING FURTHER SHOWN AS PARCEL 52.00 ON DAVIDSON COUNTY TAX MAP NO. 74 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE (OLD) IN THE WEST LINE OF LOT NO. 21 AS SHOWN ON A PLAN OF
RESUBDIVISION OF LOT NO. 21, SECTION ONE – STONES RIVER ESTATES SUBDIVISION AS
RECORDED IN PLAT BOOK 3106, PAGE 51, R.O.D.C.TN., SAID PIPE ALSO BEING THE NORTHEAST
CORNER OF THE "OPEN SPACE" FOR THE RESERVE AT STONEHALL PHASE 1 – SECTION 2D AS
RECORDED IN INSTRUMENT NO. 20141014-0094506, R.O.D.C.TN., AND BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING LOT NO. 21 AND WITH THE NORTH LINE OF "OPEN SPACE" FOR THE RESERVE AT
STONEHALL PHASE 1-SECTION 2D, **N 73-21-19 W, 410.08 FEET** TO AN IRON ROD NEW IN THE
NORTH TERMINUS OF MOUNTAINBROOK CIRCLE; THENCE,
2. LEAVING STONEHALL PHASE 1-SECTION 2D AND WITH THE NORTH LINE OF "OPEN SPACE"
FOR THE RESERVE AT STONEHALL PHASE 1 – SECTION 2B, AS RECORDED IN INSTRUMENT NO.
20131014-0107217, R.O.D.C.TN., **N 74-24-02 W, 224.79 FEET** TO AN IRON ROD NEW; THENCE,
3. CONTINUING WITH SAID RESERVE AT STONEHALL PHASE 1 – SECTION 2B, **N 80-02-56 W,**

223.33 FEET TO AN IRON ROD OLD, SAID ROD BEING THE NORTHWEST CORNER OF SAID
RESERVE AT STONEHALL PHASE 1 – SECTION 2B, SAID ROD ALSO BEING THE NORTHEAST
CORNER OF THE MERITAGE HOME OF TENNESSEE, INC., PROPERTY AS RECORDED IN
INSTRUMENT NO. 20161026-0112982, R.O.D.C.TN.; THENCE,
4. LEAVING SAID RESERVE AT STONEHALL PHASE 1 – SECTION 2B AND WITH THE NORTH LINE
OF THE MERITAGE HOME OF TENNESSEE, INC., PROPERTY FOR THE NEXT (3) THREE CALLS;

A) N 80-30-18 W 931.14 FEET TO AN IRON ROD OLD;
B) N 86-22-51 W 206.85 FEET TO AN IRON ROD OLD;
C) S 89-31-47 W 279.70 FEET TO AN IRON ROD OLD, AT THE NORTHEAST CORNER OF THE METRO GOVERNMENT PROPERTY AS RECORDED IN INSTRUMENT NO. 20120120-0005880, R.O.D.C.TN.; THENCE,

5. LEAVING SAID MERITAGE HOME OF TENNESSEE, INC., PROPERTY AND WITH THE NORTH
LINE OF THE METRO GOVERNMENT PROPERTY, **S 86-23-43 W 2323.23 FEET** TO AN IRON ROD
OLD AT THE NORTHEAST CORNER OF THE METRO GOVERNMENT PARK BOARD PROPERTY AS RECORDED IN INSTRUMENT NO. 20130114-0004447, R.O.D.C.TN.; THENCE,
6. LEAVING SAID METRO GOVERNMENT PROPERTY AND WITH THE NORTH LINE OF SAID
METRO GOVERNMENT PARK BOARD PROPERTY FOR THE NEXT (3) THREE CALLS;

A) S 85-01-12 W 1349.84 FEET TO AN IRON ROD OLD;
B) S 85-01-12 W 194.49 FEET TO AN IRON ROD NEW;
C) N 85-28-11 W 51.13 FEET TO A POINT AT THE LOW WATER MARK ELEVATION OF 384.0 AT THE CUMBERLAND RIVER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT; THENCE,

7. LEAVING SAID METRO GOVERNMENT PARK BOARD PROPERTY AND WITH THE LOW WATER
ELEVATION OF 384.00 FEET FOR THE NEXT (46) FORTY-SIX CALLS;

1) N 79-07-19 E 12.74 FEET TO A POINT;
2) N 70-15-15 E 33.60 FEET TO A POINT;
3) N 59-07-39 E 40.36 FEET TO A POINT;
4) N 56-48-46 E 35.39 FEET TO A POINT;
5) N 50-31-08 E 42.88 FEET TO A POINT;
6) N 28-38-42 E 196.87 FEET TO A POINT;
7) N 62-55-48 E 260.37 FEET TO A POINT;
8) N 56-00-19 E 25.62 FEET TO A POINT;
9) N 65-36-08 E 94.76 FEET TO A POINT;
10) N 66-41-54 E 286.93 FEET TO A POINT;
11) N 63-27-51 E 78.02 FEET TO A POINT;
12) N 64-40-01 E 231.54 FEET TO A POINT;

13) N 63-42-37 E 111.74 FEET TO A POINT;
14) N 64-18-45 E 304.18 FEET TO A POINT;
15) N 53-39-06 E 90.93 FEET TO A POINT;
16) N 60-33-57 E 47.90 FEET TO A POINT;
17) N 56-02-29 E 257.43 FEET TO A POINT;
18) N 51-17-30 E 25.09 FEET TO A POINT;
19) N 51-06-51 E 115.12 FEET TO A POINT;
20) N 48-21-02 E 304.51 FEET TO A POINT;
21) N 47-59-50 E 355.52 FEET TO A POINT;
22) N 47-44-46 E 68.83 FEET TO A POINT;
23) N 57-37-25 E 30.98 FEET TO A POINT;
24) N 59-21-26 E 201.34 FEET TO A POINT;
25) N 48-12-53 E 207.78 FEET TO A POINT;
26) N 54-32-12 E 58.20 FEET TO A POINT;
27) N 55-49-42 E 267.62 FEET TO A POINT;
28) N 47-05-24 E 168.39 FEET TO A POINT;
29) N 50-25-35 E 35.15 FEET TO A POINT;
30) N 50-39-23 E 172.18 FEET TO A POINT;
31) N 51-06-54 E 37.99 FEET TO A POINT;
32) N 43-20-44 E 72.82 FEET TO A POINT;
33) N 43-42-10 E 360.40 FEET TO A POINT;
34) N 42-20-15 E 83.99 FEET TO A POINT;
35) N 41-49-11 E 272.38 FEET TO A POINT;
36) N 37-31-49 E 213.47 FEET TO A POINT;
37) N 36-06-23 E 143.93 FEET TO A POINT;
38) N 35-20-27 E 380.09 FEET TO A POINT;
39) N 36-40-32 E 62.58 FEET TO A POINT;
40) N 37-18-14 E 280.13 FEET TO A POINT;
41) N 39-40-05 E 138.25 FEET TO A POINT;
42) N 39-40-36 E 198.69 FEET TO A POINT;
43) N 46-06-32 E 167.49 FEET TO A POINT;
44) N 42-00-41 E 107.93 FEET TO A POINT;
45) N 33-16-10 E 41.78 FEET TO A POINT;
46) N 23-14-08 E 31.52 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE,

8. LEAVING CUMBERLAND RIVER AND WITH THE SOUTHERN LINE, IN PART, OF HERMITAGE
HILLS – SECTION TEN, AS RECORDED IN PLAT BOOK 3600, PAGE 50, R.O.D.C.TN., **S 55-32-50 E**
552.98 FEET TO AN IRON ROD NEW; THENCE,

9. CONTINUING WITH SAID HERMITAGE HILLS – SECTION TEN, **S 40-34-43 E 564.88 FEET** TO A
CONCRETE MONUMENT OLD; THENCE,

10. CONTINUING, IN PART, WITH SAID HERMITAGE HILLS – SECTION TEN AND ALSO THE

SOUTHERLY LINE OF HERMITAGE HILLS – SECTION SEVEN, AS RECORDED IN PLAT BOOK 3300,
PAGE 62 & 63, R.O.D.C.TN., **S 55-13-01 E 865.35 FEET** TO AN IRON ROD NEW, SAID ROD BEING
THE NORTHERNMOST CORNER OF A "RESERVED PARCEL", AS SHOWN ON PLAT OF
HERMITAGE HILLS – SECTION SEVEN, SAID ROD ALSO BEING THE NORTHEAST CORNER OF SAID
HEREIN DESCRIBED TRACT; THENCE,
11. LEAVING SAID SOUTHERLY LINE OF HERMITAGE HILLS – SECTION SEVEN AND WITH THE
WESTERN LINE OF SAID HERMITAGE HILLS – SECTION SEVEN, **S 07-23-02 W,** PASSING AN IRON
ROD OLD AT 436.95 FEET, SAID ROD BEING THE SOUTHERN CORNER OF SAID HERMITAGE
HILLS – SECTION SEVEN AND THE NORTHERN CORNER OF HERMITAGE HILLS – SECTION FIVE
AS RECORDED IN PLAT BOOK 3300, PAGE 1 & 2, R.O.C.D.TN., FOR A TOTAL DISTANCE OF
1381.65 FEET TO AN IRON ROD NEW IN THE WEST LINE OF SAID HERMITAGE HILLS – SECTION
FIVE, SAID ROD ALSO BEING IN THE NORTH LINE OF THE METRO GOVERNMENT – HERMITAGE AS RECORDED IN DEED BOOK 3183, PAGE 536, R.O.D.C.TN.; THENCE,
12. LEAVING SAID HERMITAGE HILLS – SECTION FIVE AND WITH THE NORTH LINE OF SAID
METRO GOVERNMENT – HERMITAGE, **N 82-17-06 W 820.40 FEET** TO AN IRON ROD OLD;
THENCE,
13. WITH THE WEST LINE OF SAID METRO GOVERNMENT – HERMITAGE, **S 07-42-51 W 452.26**
FEET TO AN IRON ROD OLD; THENCE,
14. WITH THE SOUTH LINE OF SAID METRO GOVERNMENT – HERMITAGE, **S 82-24-17 E 820.34**
FEET TO A CONCRETE MONUMENT OLD IN THE WEST TERMINUS OF BONNABROOK DRIVE AS SHOWN ON THE PLAN OF HERMITAGE HILLS - SECTION FIVE AS OF RECORD IN PLAT BOOK 3300, PAGE 1 & 2, R.O.D.C.TN.; THENCE,
15. LEAVING SAID METRO GOVERNMENT – HERMITAGE AND WITH SAID WEST LINE OF
HERMITAGE HILLS – SECTION FIVE, IN PART, AND ALSO, IN PART, HERMITAGE HILLS – SECTION
ELEVEN AS RECORDED IN PLAT BOOK 3600, PAGE 30, R.O.D.C.TN., **S 07-38-22 W 1393.87 FEET**
TO THE POINT OF BEGINNING AND CONTAINING **12,965,073 SQUARE FEET OF 297.637 ACRES,**
MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

Pursuant to that certain Boundary Survey by James Terry, Tenn. R.L.S. #2287, of James Terry & Associates, dated June 1, 2017.

Being the same property conveyed to Linda Binns Disspayne as to one-third (1/3) undivided interest; Tom Douglas Binns, as to one-third (1/3) undivided interest; and Mary Kathleen Binns, as to one-third (1/3) undivided interest by Trustee's Quitclaim Deed of record in Instrument No. 20120502-0037822 and further conveys Tom Douglas Binns interest to Tom Douglas Binns, Trustee for the Tom Douglas Binns Trust dated June 12, 2014, as to one-third (1/3) undivided interest in Quitclaim Deed of record in Instrument No. 20141017-0096096, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2040 Hickory Hill Lane, Hermitage, Tennessee 37076.

This conveyance is being made subject to the following reservations (the "Reservations"):

1. Grantee, or its successor(s) in title, shall record a plat encumbering the Property entitled Section One of Parkhaven Communities (the "Plat") which shall create certain building lots, setback lines, streets and easements, specifically including a conservation easement (the "Easement") for the area outside of the boundaries of the platted building lots abutting the Cumberland River and extending to Hickory Hill Lane on the east and Bonnamere Drive on the west and containing 130 acres, more or less (the "Easement Area"). The metes and bounds legal description of the Easement Area shall be included in the Plat. The Plat shall specifically state that the Easement shall be granted to The Metropolitan Government of Nashville and Davidson County, Tennessee ("Metro") and The Land Trust For Tennessee, Inc., a Tennessee nonprofit corporation to preserve the Easement Area yet provide a blanket easement for the benefit of The Metropolitan Government of Nashville and Davidson County, Tennessee ("Metro") for the purpose of the construction and maintenance of public greenways, trails, trailheads, stream or river crossing, and other elements to support a greenway system or parks, and not limited to any other construction or maintenance by Metro. The Easement in the Plat will specifically include "Metro Greenways" standard conservation easement language. Upon recording of the Plat satisfying the afore-mentioned requirements in the Register's Office for Davidson County, Tennessee (the "RODC"), this reservation shall be deemed to have merged into the Plat.

2. Grantee, or its successor(s) in title, shall record a document entitled Declaration of Covenants, Conditions, and Restrictions of Parkhaven Communities (the "CCR") whereby ownership of the building lots shown on the Plat will be restricted to persons fifty-five (55) years of age or older subject to reasonable exceptions and rules necessary to comply with applicable laws. Upon recording the CCR satisfying the afore-mentioned requirements in the RODC, this reservation shall be deemed to have merged into the CCR.

Until merger as provided herein, Metro shall have the authority to enforce the Reservations.

This conveyance is being made subject to the following:

1. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, in the Register's Office for Davidson County, Tennessee.

2. Application for Greenbelt Assessment—Agricultural of record in Instrument No. 20150303-0018625, in the Register's Office for Davidson County, Tennessee.

3. Davidson County taxes for the year 2017 and thereafter, not yet due and payable.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants and binds themselves and their respective heirs, successors and assigns, subject to the matters set forth above, to warrant and defend to Grantee forever the title to the Property against the lawful claims of all claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 31st day of July, 2017.

GRANTOR:

_____
Linda Binns Disspayne

Tom Douglas Binns Trustee
Tom Douglas Binns, Trustee for the Tom Douglas Binns Trust dated June 12, 2014

_____
Mary Kathleen Binns

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Linda Binns Disspayne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this __ day of _____, 2017.

_____
Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 31st day of July, 2017.

GRANTOR:

Linda Binns Disspayne

Linda Binns Disspayne

Tom Douglas Binns, Trustee for the Tom Douglas Binns Trust dated June 12, 2014

Mary Kathleen Binns

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Linda Binns Disspayne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2017.

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 03/24/2020

STATE OF _____)
COUNTY OF _____)

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Tom Douglas Binns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Trustee for the Tom Douglas Binns Trust dated June 12, 2014, and is authorized by the trust to execute this instrument on behalf of the trust.

Witness my hand, at office, this 27 day of July, 2017.

Ghazala Ahmed
Notary Public

GHAZALA AHMED NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires October 07, 2020 No. GG 13620

My Commission Expires: 10/07/2020

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Mary Kathleen Binns with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this __ day of _____, 2017.

_____
Notary Public

My Commission Expires: _____

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Tom Douglas Binns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Trustee for the Tom Douglas Binns Trust dated June 12, 2014, and is authorized by the trust to execute this instrument on behalf of the trust.

Witness my hand, at office, this __ day of _____, 2017.

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Mary Kathleen Binns with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of July, 2017.

Val M Webb
Notary Public

My Commission Expires: 6/19/18

VALERIE MICHELLE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY