Bill Garrett Davidson County
Batch# 36270 DEEDWARR
12/12/2017 09:59:47 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20171212-0126455

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Fasthorse, LLC ATTN: Kylee L. Ervin 533 Hickory Hills Blvd. Whites Creek, TN 37189-9331	Fasthorse, LLC ATTN: Kylee L. Ervin 533 Hickory Hills Blvd. Whites Creek, TN 37189-9331	031-00-0-088.00 031-00-0-087.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

AFFIANT

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SWORN to and subscribed before me on this 8th day of December, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES:
03-08-21

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, **MICHAEL GREEN, Trustee,** by these presents does hereby sell and convey unto Grantee, **FASTHORSE, LLC, a Tennessee Limited Liability Company,** its successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Parcel I:

Tract No. 1:

Land in Davidson County, Tennessee, being described according to the survey of Ernest P. Hall, dated January 27, 1989, Job No. CL-887-89.

Beginning at an iron rod set in the northerly right-of-way, Westcap Road being the southeast corner of the 2.38 acre Lindsey Tract and the southwest corner of the herein described property.

Thence with the following five (5) calls: North 7° 39' 31" West 222.11 feet; South 79° 00' 30" East 415.12 feet; South 8° 36' 43" West 631.76 feet; North 33° 13' 47" West 442.60 feet; North 41° 23' 13" West 151.20 feet; to the point of beginning, containing 3.928 acres, more or less.

Parcel II:

A tract of land in the 10th Civil District of Davidson County, Tennessee, on Frontage Road, more or less, ½ mile northwest along said road from the intersection of said road and Old Hickory Boulevard at the Old Hickory Boulevard Exit on I-24 West Bound, more particularly descried according to a survey by Joseph G. Petrosky Associates, Inc., dated September 4, 1986, as follows:

Beginning at an iron pin found in the East margin of Frontage Road said pin being South 12° 28' 09" West 212.79 feet from a concrete highway monument in said Est margin, corner to Young; thence, with Young and along a fence South 87° 12' 16" East 332.10 feet to a 24 inch Cedar at the fence corner; thence, with a meandering fence North 5° 32' 48" East 887.91 feet to a set stone 6.9 feet East of the fence; thence, North 3° 35' 43" East crossing the fence at about 100 feet in all 658.75 feet to an 8 inch Elm at the fence intersection in the South line of Zimmerlee; thence, with Zimmerlee and the fence South 89° 33' 53" East 54.22 feet to a ½ inch galv. Pipe; thence, along the fence North 9° 02' 23" East 345.58 feet to a 24 inch Hackberry in the fence with an iron pin at its base, corner to McDowell Development Corporation; thence, with McDowell Development Corporation and along the fence at the top of a small bluff North 62° 17' 14" East 121.68 feet to an iron pipe; thence, with the fence North 88° 23' 19" East 108.35 feet to an iron pipe at a fence corner post; thence, along a meandering fence South 3° 30'17" East 1478.67 feet to a fence post with an iron pin at the base at the intersection of a fence to the East; thence, along said fence South 3° 30' 18" East 666.70 feet to an iron pin, corner to Martin; thence, with Martin, North 81° 30' 20" West 315.01 feet to an iron pin; thence, South 3° 30' 19" East 210.00 feet to an iron pin; in the North line of J.E. Speight, Jr.; thence, with Speight North 81° 30' 17" West 374.00 feet to an iron pin; thence with Speight's West line South 1° 41' 25" East 299.21 feet to an iron pin in the East margin of Frontage Road; thence, with said East margin; North 39° 16' 41" West 47.00 feet to an iron pin; thence North 56° 14' 26" West 204.39 feet to an iron pin; thence, with a curve to the right having a radius of 408.37 feet in a central angle of 52° 44' 35" for a curve length of 375.92 feet to an iron pin; thence, North 12° 19' 42" East 122.00 feet to the place of beginning, containing 1,105,614 square feet or 25.38 acres, more or less.

Tract No. 2:

A tract of land in the 10th Civil District of Davidson County, Tennessee, on Frontage Road, more or less, ½ mile northwest along said road from the intersection of said road and Old Hickory Boulevard at the Old Hickory Boulevard Exit on Interstate 24 West Bound, more particularly described according to a survey by Joseph G. Petrosky Associates, Inc., dated September 4, 1986, as follows:

Beginning at an iron pin in the West margin of Frontage Road said pin is South 36° 14' 18" West 24.8 feet from a concrete highway monument in the East margin of said road; thence, with said West margin South 12° 19' 42" West 106.14 feet to an iron pin; thence with a curve to the left having a radius of 508.37 feet in a central angle of 24° 31' 05" for a curve length of 217.54 feet to a concrete highway monument at the intersection of the East margin of Interstate 24West and the West margin of Frontage Road; thence, with said East margin of Interstate 24, North 34° 52' 10" West 349.05 feet to a concrete highway monument; thence North 28° 47' 32" West 60.33 feet to a concrete highway monument, thence South 85° 35' 26" East 256.52 feet to the place of beginning, containing 38.358 square feet or 0.88 acres, more or less. Being the same property conveyed to Charles J. Reding by Warranty Deed from Mitchell Creek Development Corporation of record in Book 7915, page 959, Register's Office for Davidson County, Tennessee, dated May 12, 1989 and recorded on August 16, 1989

Being the same property conveyed to Charles J. Reding, Trustee by Quitclaim Deed from Charles J. Reding and wife, Callie A. Reding of record in Book 7928, Page 943, Register's Office for Davidson County, Tennessee, dated August 30, 1989 and recorded on September 01, 1989

Memorandum of Successor Trustee of record in Instrument no. 20101020-0083775, Register's Office of Davidson County, Tennessee, states that Charles J. Reding resigned as Trustee of Trust Agreement dated August 07, 1989 and appoints Michael Green as Trustee of Said Trust.

Being also known as 4308 Westcap Road, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever. Grantor covenants that he as Trustee is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. Parcel No. 031-00-0-088.00: Davidson County taxes for 2017 taxes are currently due and payable in the amount of $112.43.
2. Parcel No. 031-00-0-087.00: Davidson County taxes for 2017 taxes are currently due and payable in the amount of $264.48.
3. 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. Application for Greenbelt Assessment of record in as Instrument No. 20110429-0033008, said Register's Office.
4. Easement(s) in Deed of record in Book 5007 page 302, said Register's Office.
5. Easement(s) in Deed of record in Book 4522 page 551 as corrected in Book 5011 page 554, said Register's Office.
6. Easement(s) in Deed of record in Book 4504 page 869, said Register's Office.
7. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress.
8. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.
9. Encumbrance(s) regarding Interstate 24 as set out in Warranty Deed of record in Book 6593 page 613, said Register's Office.
10. Multiple small unnamed waterways.
11. No warranty is afforded as to the acreage or square footage.
12. Any righty-of-way for public roads and utilities.

Grantor further covenants and bind himself, as Trustee and representative, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 8th day of December, 2017.

Michael Green, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2017, before me, personally appeared MICHAEL GREEN AS TRUSTEE, known to me to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

NOTARY PUBLIC

My Commission Expires: _____