WARRANTY DEED

Bill Garrett Davidson County
Batch# 57077 **DEEDWARR**
02/08/2018 03:28:46 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00

20180208-0013000

File No.: TCW-17-LANDDEVELOP

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

JADE SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EGH LAND DEVELOPMENT, LLC	NEW OWNER	PORTION OF 18200001100
(NAME)	(NAME)	
5644 FRANKLIN PIKE CIRCLE		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **EVERGREEN HILLS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **EGH LAND DEVELOPMENT, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land situated in the 31st Council District of Davidson County, Antioch, Tennessee, being a portion of land conveyed by Special Warranty Deed to Evergreen Hills, G.P., a Tennessee General Partnership, of record in Instrument Number 20060524-0061022, in the Register's Office for Davidson County (R.O.D.C., TN) and also a portion of land conveyed by Quitclaim Deed to Evergreen Hills, G.P., a Tennessee General Partnership, of record in Instrument Number 20060523-0060559 (R.O.D.C.,TN) and is more particularly described as follows:

Commencing at the southwesterly corner of Lot 279 of Cane Ridge Farms-Phase VI Section 2, of record in Instrument Number 20060531-0063598 (R.O.D.C.,TN), thence along the lot line, South 82 degrees, 40 minutes, 25 seconds East, a distance of 28.26 feet to the point of beginning of the herein described land;

thence continuing with said Cane Ridge Farms, South 82 degrees, 40 minutes, 25 seconds East, a distance of 1,430.91 feet to a point, said point being the northwesterly corner of land conveyed to the Drapac Group 46, LLC, of record in Instrument Number 20150209-0011683 (R.O.D.C., TN) and also being along the southerly lot line of Lot 448 of Cane Ridge Farms Phase Two, of record in Instrument 20020821-0101307 (R.O.D.C., TN);

thence leaving said Cane Ridge Farms and along the line of the Drapac Group 46, LLC, South 07 degrees, 35 minutes, 10 seconds West, a distance of 1,555.72 feet to a point;

thence leaving said line and along new severance lines for the following 13 calls: North 42 degrees, 28 minutes, 35 seconds West, a distance of 508.74 feet to a point;

thence North 29 degrees, 43 minutes, 07 seconds East, a distance of 284.71 feet to a point;

thence North 08 degrees, 20 minutes, 20 seconds East, a distance of 325.27 feet to a point;

thence North 10 degrees, 13 minutes, 53 seconds West, a distance of 159.90 feet to a point;

thence North 25 degrees, 23 minutes, 52 seconds West, a distance of 264.39 feet to a point;

thence South 79 degrees, 17 minutes, 36 seconds West, a distance of 116.45 feet to a point;

thence South 00 degrees, 00 minutes, 41 seconds West, a distance of 20.34 feet to a point;

thence South 86 degrees, 08 minutes, 32 seconds West, a distance of 175.35 feet to a point;

thence North 07 degrees, 10 minutes, 51 seconds East, a distance of 45.79 feet to a point;

thence North 82 degrees, 36 minutes, 20 seconds West, a distance of 511.20 feet to a point;

thence North 06 degrees, 44 minutes, 00 seconds East, a distance of 57.98 feet to a point;

thence North 83 degrees, 30 minutes, 44 seconds West, a distance of 162.56 feet to a point;

thence North 06 degrees, 29 minutes, 16 seconds East, a distance of 252.26 feet to the point of beginning having an area of 790973.3 square feet or 18.16 acres of land, more or less.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on December 6th, 2017 and is based on geometrical shapes described in the above-mentioned deeds and plats.

Being part of the same property conveyed by Special Warranty Deed from Turner Farm Partners, a Tennessee general partnership to Evergreen Hills, G.P., a Tennessee general partnership as recorded on the 24th day of May, 2006 in Instrument No. 20060524-0061022; part of Quitclaim Deed from Turner Farms Development, G.P., a Tennessee General Partnership to Evergreen Hills, G.P., a Tennessee General Partnership as recorded on the 23rd day of May, 2006 in Instrument No. 20060523-0060559; part of Quitclaim Deed from Amnon Shreibman, Trustee to Turner Farms Development, G.P, a Tennessee General Partnership as recorded on the 18th day of November, 2005 in Instrument No. 20051118-0139732 and part of Special Warranty Deed from Turner Farm Partners, a Tennessee general partnership to Amnon Shreibman, Trustee as recorded on the 9th day of June, 2005 in Instrument No. 20050609-0065844, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 0 Old Hickory Blvd., ANTIOCH, TN 37013
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 24th day of January 2018.

Evergreen Hills, G.P., a Tennessee general partnership

BY: FRED YAZDIAN
ITS: PARTNER

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of January 2018, before me personally appeared Fred Yazdian, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Evergreen Hills, G.P., a Tennessee general partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of January 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171