Bill Garrett Davidson County
Batch# 112815 DEEDWARR
07/05/2018 01:29:06 PM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20180705-0065173

This Instrument Was Prepared By:
Robert M. Holland, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	Send Tax Bills to	Tax Information:
Fasthorse, LLC 533 Hickory Hills Blvd. Whites Creek, TN 37189	New Owners	Map: 031 Parcels: 148.00

WARRANTY DEED

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, **ERVIN EQUIPMENT INC.**, an Illinois corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FASTHORSE, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 533 Hickory Hills Blvd, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

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 29th day of June, 2018.

ERVIN EQUIPMENT, INC.

By: _____
Greg Ervin, Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Charles Palmer Pillans IV, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Greg Ervin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Executive Officer of ERVIN EQUIPMENT, INC., a corporation, the within named bargainor, and that he as such Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Chief Executive Officer.

WITNESS my hand and seal at office this 29th day of June, 2018.

CHARLES PALMER PILLANS IV STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 3, 2021 DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/3/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Subscribed and sworn to before me,
this 29th day of June, 2018.

Notary Public
My Commission Expires: 5/3/2021

CHARLES PALMER PILLANS IV STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 3, 2021 DAVIDSON COUNTY

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, Resubdivision of Lot 1, Hickory Hills, Section Nine, of record in Instrument No. 20030909-0131599, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ervin Equipment, Inc., an Illinois corporation, by deed from Greg Ervin of record in Instrument No. 200602060014301, Register's Office for Davidson County, Tennessee.

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for 2018 a lien not yet due and payable.

2. All matters shown on the plat of record in Instrument No. 200309090131599, Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions for Lot No. 1 Hickory Hills, by Hickory Hills, Ltd. L.P. of record in Book 10728, page 177, said Register's Office.

4. Terms and provisions of Right of Way Agreement by and between George Garland Sieben and wife, Marjorie E. Sieben and Tennessee Natural Gas Lines, Inc. of record in Book 1939, page 569, said Register's Office.

5. Easements as set forth in Report of Jury View of record in Book 2493, page 388, said Register's Office.

6. Terms and provisions of Stormwater Detention Agreement by and between Ervin Equipment Company and Metropolitan Government of Nashville of record in Instrument No. 200602030013764, said Register's Office.

EXHIBIT B