WARRANTY DEED

Bill Garrett Davidson County
Batch# 123334 DEEDWARR
08/01/2018 10:49:50 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00

20180801-0075047

TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jackson's Old Hickory Country Club, LLC	NEW OWNER	05300001100
(NAME)	(NAME)	
5484 Lickton Pike		0531100AO1100CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Old Hickory Country Club, Inc., a Tennessee Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jackson's Old Hickory Country Club, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1904 Old Hickory Boulevard, Old Hickory, TN
1940 Hadley Avenue, Old Hickory, TN

(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hands this 25th day of July, 2018.

OLD HICKORY COUNTRY CLUB, INC., A TENNESSEE CORPORATION

Ronald H. Graham
President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ronald H. Graham with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be President of Old Hickory Country Club, Inc., a Tennessee Corporation and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as President

WITNESS my hand and seal this 25th day of July, 2018.

Notary Public J. Trent Lehman
My Commission Expires: 11/14/21

File No.: 13166



EXHIBIT "A"
LEGAL DESCRIPTION

TRACT ONE:

Beginning at an iron pin in the northeasterly corner of subject tract, said pin being in the southerly margin of CSX Transportation Railroad and being in the northwesterly corner of plat of Life and Casualty Insurance Company;

Thence; with said Life and Casualty Insurance Company's line, S. 39° 41' W. 609.45 feet to a concrete monument;

Thence; continuing with said line, S. 17° 27' 57" W. 796.27 feet to a concrete monument in the northerly line of K. N. Calkin, et ux, of record in Book 1238, Page 277, R.O.D.C.;

Thence with said northerly line, S. 89° 12' 43" W. 797.68 feet to a point;

Thence, with said northerly line and the northerly line of Nathan G. Caldwell of record in Book 3676, Page 613, R.O.D.C., N. 73° 05' 57" W. 649.80 feet to a concrete monument;

Thence, with the northerly margin of Hurst Drive, the following calls:

N. 31° 04' 57" W. 1,180.04 feet to a point;

N. 16° 19' 54" W. 880.01 feet to a concrete monument, with a curve to the left 214.55 feet, said curve having a central angle of 7° 24', a radius of 1,661.22 feet and a chord of N. 20° 01' 54" W. 214.41 feet;

N. 23° 43' 54" W. 113.33 feet to a point;

With a curve to the right 112.46 feet to a concrete monument, said curve having a central angle of 45° 27' 42", a radius of 141.73 feet and a chord of N. 01° 00' 04" W. 109.53 feet;

N. 21° 43' 48" E. 1,013.70 feet to a point in the southerly margin of CSX Transportation Railroad.

Thence; with said southerly margin, the following calls:

S. 50° 50" 08" E. 67.05 feet to a point;

With a curve to the right 107.13 feet to a point, said curve having a central angle of 0° 32' 00", a radius of 11, 459.20 feet and a chord of S. 51° 06' 08" E. 107.13 feet;

S. 51° 22' 08" E. 1,375.07 feet to a point;

With a curve to the right 211.92 feet to a point, said curve having a radius of 11,506.73 feet, a central angle of 1° 03' 18", and a chord of S. 50° 50' 29" E. 211.92 feet;

S. 50° 18' 27" E. 1,658.17 feet to a the point of beginning.

Containing 5,633,853 square feet or 129.34 acres, more or less.

Being the same property conveyed to Old Hickory Country Club, a Tennessee Corporation, by Warranty Deed from E.I. Dupont De Nemours and Company, a Delaware Corporation, recorded on April 9, 1989, of record in Book 7811, Page 69, Register's Office for Davidson County, Tennessee. Correction recorded on August 12, 2004, of recording Instrument No. 20040812-0097607, said Register's Office.