Bill Garrett Davidson County
Batch# 129629 DEEDWARRSP
08/16/2018 08:37:30 AM 12 pgs
Fees: $63.00 Taxes: $5,550.00
20180816-0081054

SPECIAL WARRANTY DEED

FROM: IROQUOIS VALLEY, LLC, a Tennessee limited liability company
TO: HICKS ROAD PARTNERS, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Hicks Road Partners, LLC P.O. Box 59109 Nashville, Tennessee 37205-9109	(same)	Map 142, Parcel 092 Map 142, Parcel 093 Map 142, Parcel 100 Map 142, Parcel 149 Map 142, Parcel 166

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,500,000.00).

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2018.

Notary Public

My Comm. Expires: 7-8-19

LYNN M. HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 08, 2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,500,000.00), the receipt and sufficiency of which are hereby acknowledged, **IROQUOIS VALLEY, LLC**, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **HICKS ROAD PARTNERS, LLC**, a Delaware limited liability company (the "**Grantee**"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is unimproved property known as 230 Hicks Road, Nashville, TN 37221.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

Grantor covenants and binds himself, his successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 14 day of August, 2018.

GRANTOR:

IROQUOIS VALLEY, LLC,
a Tennessee limited liability company

By: SUJO Development Company, Inc.
Its: Manager

By: Joan K Raskin
Name: Joan K Raskin
Title: President

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joan K Raskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of SUJO Development Company, Inc., the Manager of **IROQUOIS VALLEY, LLC**, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 10th day of August, 2018.

Jeri C. Moore
NOTARY PUBLIC

My Commission Expires: 7/17/2021

Jeri C. Moore
State of Tennessee Notary Public
Williamson County

EXHIBIT A

Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT I:

A TRACT OF LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING THAT PROPERTY WHICH WAS CONVEYED TO RUSH WILLIAMS ET UX BY CHARLES SLAYTON, ET UX, IN A DEED RECORDED IN DEED BOOK 9369, PAGE 428, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ("REGISTER'S OFFICE").

BEGINNING AT AN IRON PIN (NEW) AT THE EASTERLY MARGIN OF HICKS ROAD, (25' FROM CENTERLINE), THE SOUTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO PAUL SHILT, ET UX, HAVING A DEED REFERENCE IN DEED BOOK 11717, PAGE 166, IN THE REGISTER'S OFFICE; THENCE WITH THE EASTERLY MARGIN OF SAID ROAD, NORTH 06° 21' 33" EAST, 210.00 FEET TO AN IRON PIN (NEW) AT A CORNER TO A TRACT OF LAND WHICH BELONGS TO EDWIN RASKIN, TRUSTEE HAVING A DEED REFERENCE IN DEED BOOK 5983, PAGE 421, IN THE REGISTER'S OFFICE; THENCE WITH SAID EDWIN RASKIN, TRUSTEE AS FOLLOWS: NORTH 83° 30' 20" EAST, 135.88 FEET TO AN IRON PIN (NEW); THENCE NORTH 69° 41' 52" EAST, 461.66 FEET TO AN IRON PIN (OLD); THENCE SOUTH 24° 08' 29" EAST 219.67 FEET TO AN IRON PIN (OLD) THENCE, SOUTH 71° 15' 00" WEST, PASSING A COMMON CORNER TO SAID EDWIN RASKIN, TRUSTEE, AND ANOTHER TRACT OF LAND WHICH BELONGS TO EDWIN B. RASKIN, TRUSTEE, HAVING A DEED REFERENCE IN DEED BOOK 6460, PAGE 742, IN THE REGISTER'S OFFICE, CONTINUING IN ALL 440.48 FEET TO AN IRON PIN (NEW); THENCE WITH THE NORTHERLY LINE OF SAID EDWIN RASKIN, SOUTH 80° 54' 53" WEST, PASSING A COMMON CORNER TO SAID EDWIN RASKIN, TRUSTEE, AND A TRACT OF LAND WHICH BELONGS TO AFOREMENTIONED PAUL SHILT, ET UX, CONTINUING IN ALL 267.34 FEET TO THE POINT OF BEGINNING, CONTAINING 3.13 ACRES, MORE OR LESS.

TRACT II:

PARCEL 1:

LAND IN THE NINTH CIVIL. DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN W. SULLIVAN, JUNE 25, 1964, AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY MARGIN OF A PROPOSED SUBDIVISION STREET AS SHOWN ON SAID SURVEY AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO RALPH D. PEDIGO AND WIFE, BY DEED FROM R.E. LEPLEY AND WIFE, RECORDED IN BOOK 3100, PAGE 425, IN THE REGISTER'S OFFICE; THENCE WITH SAID PEDIGO'S NORTHERN BOUNDARY LINE NORTH 53° 376 FEET;

THENCE NORTH 59° 14' EAST, 377.37 FEET TO THE SOUTHWESTERLY MARGIN OF SAID PROPOSED SUBDIVISION STREET; THENCE WITH THE SAME SOUTH 30° 46' EAST, 87 FEET AND CONTINUING WITH THE SAME AROUND A CURVE HAVING A RADIUS OF 246 FEET SOUTHEASTERLY 301.07 FEET AND CONTINUING WITH THE SAME SOUTH 38° 14' WEST, 80 FEET TO THE BEGINNING.

PARCEL 2:

EASEMENTS BENEFITING TRACT II - PARCEL 1 OF RECORD IN BOOK 5698, PAGE 95; BOOK 4998, PAGE 322; BOOK 4564, PAGE 566; BOOK 5991, PAGE 861; AND BOOK 9702, PAGE 363, SAID REGISTER'S OFFICE.

TRACT III:

PARCEL 1:

BEGINNING AT A CONCRETE MONUMENT, SAID MONUMENT BEING PEGGY ANN WIGGINS NORTHEAST CORNER; THENCE ALONG PEGGY ANN WIGGINS NORTH LINE SOUTH 57° 46' 30" WEST, 122.0 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF SAID DESCRIBED TRACT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG WIGGINS NORTH LINE SOUTH 57° 46' 30" WEST, 255.37 FEET TO A CONCRETE MONUMENT, SAID MONUMENT BEING LOCATED IN RALPH PEDIGO'S EAST LINE; THENCE ALONG SAID LINE NORTH 54° 27' 30" WEST, 207.24 FEET TO A CONCRETE MONUMENT; SAID MONUMENT BEING LOCATED IN PEDIGO'S NORTHEAST CORNER AND RICHARDS SOUTHEAST CORNER; THENCE ALONG RICHARDS EAST LINE NORTH 13° 40' 30" WEST, 198.61 FEET TO A CONCRETE MONUMENT SAID MONUMENT BEING RICHARDS NORTHEAST CORNER AND SMITH'S SOUTHEAST CORNER; THENCE ALONG SMITH'S EAST LINE NORTH 0° 28' 52" EAST, 198.99 FEET TO A CONCRETE MONUMENT, SAID MONUMENT BEING SMITH'S NORTHEAST CORNER, THE NORTHWEST CORNER OF SAID DESCRIBED TRACT AND LOCATED IN SLATON'S SOUTH LINE; THENCE ALONG SAID SOUTH LINE NORTH 70° 44' 01" EAST, 235.50 FEET TO A POINT IN SLATON'S SOUTH LINE AND BEING THE NORTHWEST CORNER OF IROQUOIS APARTMENTS, PHASE II; THENCE ALONG THE WEST LINE OF IROQUOIS APARTMENTS, PHASE II, AND THE EAST LINE OF SAID DESCRIBED TRACT SOUTH 24° 34' 42" EAST, 499.20 FEET TO THE POINT OF BEGINNING, CONTAINING 3.75 ACRES, MORE OR LESS, AND BEING LOCATED IN THE 9TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE.

PARCEL 2:

EASEMENTS BENEFITING TRACT III - PARCEL 1 OF RECORD IN BOOK 5698, PAGE 95; BOOK 4998, PAGE 322; BOOK 4564, PAGE 566; BOOK 5991, PAGE 861; BOOK 9702, PAGE 363; AND BOOK 6870, PAGE 972, SAID REGISTER'S OFFICE.

TRACT IV:

PARCEL 1:

LAND SITUATED AND BEING SITUATED IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO SURVEYS MADE BY SOUTHERN LAND SURVEYING COMPANY IN 1970 AND STANFORD AND ASSOC., INC. IN 1978, DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT AN IRON PIN BEING PEGGY A. WIGGINS SOUTHEAST CORNER AND IN THE WEST LINE OF LOT 3 OF THE RECORDED PLAT OF BERNIE TERRELL PROPERTY AS SHOWN IN PLAT BOOK 5060, PAGE 181; THENCE WITH THE FOLLOWING LINES AS SURVEYED BY STANFORD & ASSOC., INC. BUT HAVING A DIFFERENT BEARING ROTATION OF 25° 00' 03" EAST, 29.21 FEET TO THE CENTER OF A BRANCH; THENCE NORTH 63° 31' 12" EAST, 347.43 FEET; THENCE SOUTH 25° 32' 59" EAST, 45.53 FEET; THENCE NORTH 78° 09' 41" EAST, 55.10 FEET; THENCE NORTH 83° 07' 02" EAST, 87.53 FEET THENCE SOUTH 84° 44' 24" EAST, 59.01 FEET TO A POINT; THENCE WITH LINES FOLLOWING A SURVEY MADE BY SOUTHERN LAND SURVEYING CO. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 981.66 FEET FOR A DISTANCE OF 61.85 FEET AND A CHORD OF SOUTH 3° 56' 18" EAST, 61.84 FEET; THENCE NORTH 82° 37' 58" WEST, 187.69 FEET; THENCE SOUTH 64° 04' 06" WEST, 752.24 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 80.85 FEET FOR A DISTANCE OF 64.35 FEET WITH A CHORD OF SOUTH 41° 16' 00" WEST, 62.66 FEET; THENCE SOUTH 18° 27' 55" WEST, 152.31 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 772.54 FEET FOR A DISTANCE OF 415.73 FEET AND A CHORD OF SOUTH 3° 02' 55" WEST, 410.73 FEET; THENCE SOUTH 72° 02' 27" WEST, 65.22 FEET TO A POINT; THENCE NORTH 24° 01' 01" WEST, 219.67 FEET TO A POINT; THENCE SOUTH 69° 41' 52" WEST, 461.66 FEET TO A POINT; THENCE SOUTH 83° 50' 51" WEST, 139.0 FEET TO A POINT IN THE EAST RIGHT OF WAY OF HICKS RD.; THENCE WITH SAID RIGHT OF WAY NORTH 6° 48' 16" EAST, 198.52 FEET TO A POINT; THENCE LEAVING SAID ROAD NORTH 70° 34' 54" EAST, 493.48 FEET TO A POINT; THENCE NORTH 24° 01' 01" WEST, 55.44 FEET TO A POINT; THENCE NORTH 65° 23' 48" EAST, 284.00 FEET TO A POINT; THENCE NORTH 21° 48' 43" WEST, 112.32 FEET TO A POINT; THENCE NORTH 64° 55' 34" EAST, 154.71 FEET TO A POINT; THENCE NORTH 64° 04' 06" EAST, 364.22 FEET TO A POINT; THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, ARE SUCH PORTIONS OF THE PROPERTY AS DESCRIBED IN THE QUITCLAIM DEED FROM EDWIN B. RASKIN, TRUSTEE, TO EDWIN B. RASKIN AND HERSCHEL KATZMAN, AS TENANTS IN COMMON, OF RECORD IN BOOK 7145, PAGE 719; IN THE DEED TO IROQUOIS, LLC, OF RECORD IN BOOK 9702, PAGE 333; AND IN THE DEED OF TRUST EXECUTED BY IROQUOIS, LLC, OF RECORD IN BOOK 9702, PAGE 374, SAID REGISTER'S OFFICE.

PARCEL 2:

EASEMENTS BENEFITING TRACT IV - PARCEL 1 SET FORTH IN BOOK 5698, PAGE 95; BOOK 4998, PAGE 322; BOOK 4564, PAGE 566; BOOK 5991, PAGE 861; AND BOOK 9702, PAGE 363, SAID REGISTER'S OFFICE.

SUCH PROPERTY ALSO DESCRIBED AS:

PROPERTY LOCATED IN THE 35TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF TRACT NO. 1 ON THE PLAT OF IROQUOIS APARTMENT TRACT RECORDED IN PLAT BOOK 4175, PAGE 127, IN THE REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY WAMBLE & ASSOCIATES, PLLC, DATED DECEMBER 16 2014, WITH A BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN IRON ROD (OLD) ON THE EASTERLY RIGHT-OF-WAY LINE OF HICKS ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO IROQUOIS II, LLC,, RECORDED AS INSTRUMENT NO. 20011206-0134354 IN THE REGISTER'S OFFICE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO MARGARET L. COMPTON RECORDED AS INSTRUMENT NO. 20140606-0049469 IN THE REGISTER'S OFFICE;

THENCE, FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE WITH NORTH 09 DEGREES 54 MINUTES 31 SECONDS EAST, 205.38 FEET TO AN IRON ROD (OLD) BEING THE NORTHWEST CORNER OF SAID IROQUOIS II, LLC, PROPERTY, ALSO BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO PETER B. LAW, ET AL RECORDED AS INSTRUMENT NO. 20020130-0013471 IN THE REGISTER'S OFFICE;

THENCE, CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY LINE NORTH 11 DEGREES 03 MINUTES 02 SECONDS EAST 198.32 FEET TO AN IRON ROD (OLD), BEING THE NORTHWEST CORNER OF SAID PETER B. LAW, ET AL PROPERTY, ALSO BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MARIANNE W. BINGHAM RECORDED IN DEED BOOK 11265, PAGE 848, IN THE REGISTER'S OFFICE, SAID ROD ALSO BEING THE NORTHWEST CORNER OF TRACT NO. 1 ON THE PLAT OF IROQUOIS APARTMENT TRACT RECORDED IN PLAT BOOK 4175, PAGE 127, IN THE REGISTER'S OFFICE;

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND FOLLOWING THE SOUTH LINE OF SAID MARIANNE W. BINGHAM PROPERTY AND THE SOUTH LINE OF PROPERTY CONVEYED TO WILLIAM E. BINGHAM RECORDED IN DEED BOOK 7960, PAGE 681, IN THE REGISTER'S OFFICE, ALSO BEING THE ORIGINAL NORTH LINE OF SAID IROQUOIS APARTMENT TRACT, NORTH 74 DEGREES 39 MINUTES 39 SECONDS EAST 492.92 FEET TO AN IRON ROD (OLD), BEING THE SOUTHEAST CORNER OF SAID WILLIAM E. BINGHAM PROPERTY;

THENCE, CONTINUING WITH THE SOUTH LINE OF SAID WILLIAM E. BINGHAM PROPERTY, AND THE ORIGINAL NORTH LINE OF SAID IROQUOIS APARTMENT TRACT, NORTH 19 DEGREES 22 MINUTES 18 SECONDS WEST 54.11 FEET TO AN IRON ROD (NEW);

THENCE, CONTINUING WITH THE SOUTH LINE OF SAID WILLIAM E. BINGHAM PROPERTY AND THE SOUTH LINE OF PROPERTY CONVEYED TO GRANITE PEAK PROPERTY INVESTMENTS RECORDED AS INSTRUMENT NO. 20080529-0054851 IN THE REGISTER'S OFFICE, AND THE ORIGINAL NORTH LINE OF SAID IROQUOIS APARTMENT TRACT, NORTH 68 DEGREES 40 MINUTES 45 SECONDS EAST 277.18 FEET

TO AN IRON ROD (NEW), BEING THE NORTHWEST CORNER OF SAID PETER B. LAW, ET AL PROPERTY, SAID ROD ALSO BEING ON THE WEST LINE OF PROPERTY CONVEYED TO IROQUOIS, LLC, RECORDED IN DEED BOOK 9702, PAGE 339, IN THE REGISTER'S OFFICE, ALSO BEING THE WEST MARGIN OF A UTILITY AND ACCESS EASEMENT RECORDED AS INSTRUMENT NO. 200312180180630 IN THE REGISTER'S OFFICE;

THENCE, FOLLOWING SAID WEST LINE OF IROQUOIS, LLC, PROPERTY AND THE WEST MARGIN OF SAID UTILITY AND ACCESS EASEMENT, SOUTH 22 DEGREES 29 MINUTES 55 SECONDS WEST 110.41 FEET TO AN IRON ROD NEW;

THENCE, CONTINUING WITH SAID WEST LINE OF IROQUOIS, LLC, AND THE WEST MARGIN OF SAID UTILITY AND ACCESS EASEMENT WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES 22 MINUTES 28 SECONDS, A RADIUS OF 832.36 FEET, AN ARC LENGTH OF 455.79 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 06 DEGREES 50 MINUTES 01 SECONDS WEST 450.11 FEET TO AN IRON ROD (OLD), BEING THE SOUTHWEST CORNER OF SAID IROQUOIS, LLC, PROPERTY, ALSO BEING THE SOUTHEAST CORNER OF SAID PETER B. LAW PROPERTY, ALSO BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO IROQUOIS II, LLC, RECORDED AS INSTRUMENT NO. 200112060134354 IN THE REGISTER'S OFFICE, ALSO BEING ON THE NORTH LINE OF PROPERTY CONVEYED TO IROQUOIS-ASSET MANAGEMENT, LP, RECORDED AS INSTRUMENT NO. 200312300183527 IN THE REGISTER'S OFFICE;

THENCE, FOLLOWING THE SOUTH LINE OF SAID IROQUOIS II, LLC, PROPERTY AND THE NORTH LINE OF SAID IROQUOIS-ASSET MANAGEMENT, LP, PROPERTY SOUTH 74 DEGREES 55 MINUTES 00 SECONDS WEST 188.15 FEET TO AN IRON ROD (NEW), BEING THE NORTHWEST CORNER OF SAID IROQUOIS-ASSET MANAGEMENT, LP, PROPERTY AND THE NORTHEAST CORNER OF PROPERTY CONVEYED TO JOAN K. RASKIN, ET AL, RECORDED AS INSTRUMENT NO. 200112310145028 IN THE REGISTER'S OFFICE;

THENCE, FOLLOWING THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, LP, PROPERTY AND THE EAST LINE OF SAID JOAN K. RASKIN, ET AL PROPERTY SOUTH 20 DEGREES 29 MINUTES 41 SECONDS EAST 279.99 FEET TO AN IRON ROD (NEW);

THENCE, CONTINUING WITH THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, LP, PROPERTY AND THE EAST LINE OF SAID JOAN K. RASKIN, ET AL PROPERTY SOUTH 36 DEGREES 27 MINUTES 39 SECONDS EAST 223.40 FEET TO AN IRON ROD (NEW), BEING ON THE NORTH LINE OF PROPERTY CONVEYED TO PETER B. LAW, ET AL RECORDED AS INSTRUMENT NO. 20020130-0013471 IN THE REGISTER'S OFFICE;

THENCE, CONTINUING WITH THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, LP, PROPERTY AND THE NORTH LINE OF SAID PETER B. LAW, ET AL PROPERTY NORTH 61 DEGREES 51 MINUTES 31 SECONDS EAST 60.00 FEET TO AN IRON ROD (OLD), BEING THE NORTHEAST CORNER OF SAID PETER B. LAW, ET AL PROPERTY;

THENCE, CONTINUING WITH THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, LP, PROPERTY AND THE EAST LINE OF SAID PETER B. LAW, ET AL PROPERTY, ALSO BEING THE WEST MARGIN OF A UTILITY AND ACCESS EASEMENT RECORDED AS INSTRUMENT NO. 20031218-0180630 IN THE REGISTER'S OFFICE SOUTH 28 DEGREES 08 MINUTES 29 SECONDS EAST 87.00 FEET TO AN IRON ROD (OLD);

THENCE, CONTINUING WITH THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, LP, PROPERTY, AND THE EAST LINE OF SAID PETER B. LAW, ET AL PROPERTY, AND THE WEST MARGIN OF SAID UTILITY AND ACCESS EASEMENT WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 72 DEGREES 53 MINUTES 20 SECONDS, A RADIUS OF 238.37 FEET, AN ARC LENGTH OF 303.24 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 08 DEGREES 18 MINUTES 16 SECONDS WEST, 283.20 FEET TO AN IRON ROD (OLD);

THENCE, CONTINUING WITH THE WEST LINE OF SAID IROQUOIS-ASSET MANAGEMENT, LP, PROPERTY, AND THE EAST LINE OF SAID PETER B. LAW, ET AL PROPERTY, AND THE WEST MARGIN OF SAID UTILITY AND ACCESS EASEMENT SOUTH 44 DEGREES 45 MINUTES 00 SECONDS WEST 80.23 FEET TO AN IRON ROD (OLD), BEING THE SOUTHEAST CORNER OF SAID PETER B. LAW, ET AL PROPERTY;

THENCE, FOLLOWING THE WEST LINE OF SAID PETER B. LAW, ET AL PROPERTY, AND THE WEST LINE OF SAID JOAN K. RASKIN, ET AL PROPERTY, AND THE EAST LINE OF WOODSIDE SUBDIVISION RECORDED IN PLAT BOOK 9700, PAGE 435, IN THE REGISTER'S OFFICE, NORTH 50 DEGREES 34 MINUTES 13 SECONDS WEST 580.43 FEET TO AN IRON ROD (NEW), BEING THE NORTHEAST CORNER OF LOT NUMBER 1 OF SAID WOODSIDE SUBDIVISION. ALSO BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO DOUGLAS BENNETT, JR. RECORDED IN DEED BOOK 6982, PAGE 72, IN THE REGISTER'S OFFICE;

THENCE, CONTINUING WITH THE WEST LINE OF SAID JOAN K. RASKIN, ET AL PROPERTY AND THE EAST LINE OF SAID DOUGLAS BENNETT, JR. PROPERTY NORTH 08 DEGREES 44 MINUTES 48 SECONDS WEST 198.23 FEET TO AN IRON ROD (OLD), BEING THE NORTHEAST CORNER OF SAID DOUGLAS BENNETT, JR. PROPERTY AND THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO MARGARET L. COMPTON RECORDED AS INSTRUMENT NO. 20140606-0049469 IN THE REGISTER'S OFFICE;

THENCE, CONTINUING WITH THE WEST LINE OF SAID JOAN K. RASKIN, ET AL PROPERTY, ALSO THE EAST LINE OF SAID MARGARET L. COMPTON PROPERTY NORTH 04 DEGREES 36 MINUTES 08 SECONDS EAST 198.99 FEET TO AN IRON ROD (NEW), BEING THE NORTHWEST CORNER OF SAID JOAN K. RASKIN, ET AL PROPERTY AND THE NORTHEAST CORNER OF SAID MARGARET L. COMPTON PROPERTY, ALSO BEING ON THE SOUTH LINE OF PROPERTY CONVEYED TO IROQUOIS II, LLC, RECORDED AS INSTRUMENT NO. 20011206-0134354 IN THE REGISTER'S OFFICE;

THENCE, FOLLOWING THE SOUTH LINE OF SAID IROQUOIS II, LLC, PROPERTY, ALSO BEING THE NORTH LINE OF SAID MARGARET L. COMPTON PROPERTY SOUTH 86 DEGREES 33 MINUTES 00 SECONDS WEST 276.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 567,412 SQUARE FEET OR 13.025 ACRES.

BEING THE SAME PROPERTY CONVEYED TO IROQUOIS VALLEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM IROQUOIS II, LLC; PETER B. LAW; ANDREW R. LAW; AND JOAN K. RASKIN, OF RECORD IN INSTRUMENT NO. 201510060102020, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2018 and subsequent years, a lien not yet due and payable.

2. Terms and provisions of Access, Ingress and Egress Easement Agreement, by and between Iroquois LLC and Edwin B. Raskin, Trustee, of record in Book 9702, Page 363, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Iroquois Valley, LLC, of record in Instrument No. 201603040020805, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Easement Agreement, by and among Iroquois, LLC and Joan K. Raskin; Peter B. Law; Andrew R. Law; and Iroquois II, LLC, of record in Instrument No. 200312180180630, in the Register's Office of Davidson County, Tennessee.

5. Easement Grant from Kroger Company to Edwin B. Raskin, Trustee, and Eastgroup Properties, of record in Book 6870, Page 972, in the Register's Office of Davidson County, Tennessee.

6. Plat of record in Plat Book 4175, page 127, Register's Office for Davidson County, Tennessee.

7. Those matters shown on that certain ALTA/NSPS Survey prepared by Wamble & Associates, PLLC, dated May 31, 2018, last revised July 26, 2018.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

