Tax Identification: 128 00 0 03600

This Instrument Was Prepared By:
Benjamin W. Weigel, Attorney
Yost Robertson Weigel PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

MERKO INVESTMENTS LLC
811 Lakeshore Drive
Sugarland, Texas 77478

Mortgagee:

N/A

Bill Garrett Davidson County
Batch# 129733 **DEEDWARR**
08/16/2018 10:43:24 AM 4 pgs
Fees: $23.00 Taxes: $8,140.00

20180816-0081209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP,** a Tennessee General Partnership composed of Oakland Investments LTD, a Delaware Corporation and Trianon Developments LTD, a Delaware Corporation, Grantor, has bargained and sold and by these presents does transfer and convey unto **MERKO INVESTMENTS LLC, a Texas Limited Liability Company**, Grantee, its successors, heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

LAND LYING IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS A PORTION OF PHASES I & III – STILL SPRINGS RIDGE P.U.D. SUBDIVISION RECORDED IN INSTRUMENT NO. 20070814009704 4, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON PIN OLD IN THE NORTHERLY RIGHT OF WAY OF HICKS ROAD AT THE SOUTHEAST CORNER OF PHASE II OF SAID STILL SPRINGS RIDGE P.U.D. SUBDIVISION, SAID PIN BEING LOCATED 275.95 FEET ALONG THE RIGHT OF WAY FROM AN IRON PIN FOUND AT THE SOUTHEAST CORNEROF THE APOSTOLIC CHRISTIAN CHURCH PROPERTY, RECORDED IN DEED BOOK 9497 – PAGE 283;

THENCE, WITH EASTERLY LINE OF SAID PHASE II BOUNDARY AS FOLLOWS:
NORTH 38 DEG. 31 MIN. 07 SEC. EAST, 104.75 FEET TO AN IRON PIN OLD,
NORTH 07 DEG. 54 MIN. 57 SEC. EAST, 239.84 FEET TO AN IRON PIN OLD,
NORTH 20 DEG. 11 MIN. 34 SEC. EAST, 449.26 FEET TO AN IRON PIN OLD,
NORTH 03 DEG. 58 MIN. 01 SEC. WEST, 457.56 FEET TO AN IRON PIN OLD,
NORTH 12 DEG. 30 MIN. 31 SEC. EAST, 603.88 FEET TO AN IRON PIN OLD,
NORTH 07 DEG. 37 MIN. 35 SEC. EAST, 769.65 FEET TO AN IRON PIN OLD AT THE NORTHEAST CORNER OF SAID PHASE II BOUNDARY;

THENCE, ALONG THE SOUTHERLY LINE OF THE "FORTE PROPERTY" CONVEYED TO GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP IN INSTRUMENT NO. 200308030094431 AS FOLLOWS:
SOUTH 81 DEG. 53 MIN. 06 SEC. EAST, 341.64 FEET TO AN IRON PIN OLD,
SOUTH 78 DEG. 35 MIN. 45 SEC. EAST, 569.19 FEET TO AN IRON PIN OLD IN WESTERLY LINE OF THE WOODBURY, PHASE 2 BOUNDARY RECORDED IN INSTRUMENT NO. 201404290035945;

THENCE, WITH WOODBURY, PHASE 2 LINE AS FOLLOWS:
SOUTH 09 DEG. 54 MIN. 33 SEC. WEST, 414.36 FEET TO AN IRON PIN OLD,
SOUTH 81 DEG. 48 MIN. 23 SEC. EAST, 64.59 FEET TO AN IRON PIN OLD,
SOUTH 87 DEG. 29 MIN. 41 SEC. EAST, 175.30 FEET TO AN IRON PIN OLD AT THE NORTHWEST CORNER OF THE SUMMIT OAKS SUBDIVSION, PHASE 4, OF RECORD IN INSTRUMENT NO. 200604170043459;

THENCE, WITH WESTERLY LINE OF SAID SUMMIT OAKS SUBDIVISION SOUTH 08 DEG. 34 MIN. 34 SEC. EAST, 1,245.32 FEET TO AN IRON PIN OLD AT THE NORTHEAST CORNER OF STILL SPRING HOLLOW SUBDIVISION, SECTION III, PHASE 1 RECORDED IN PLAT BOOK 9700 – PAGE 484;

THENCE, WITH NORTHERLY LINE OF SAID STILL SPRING HOLLOW SUBDIVISION AS FOLLOWS:
SOUTH 61 DEG. 35 MIN. 22 SEC. WEST, 240.28 FEET TO AN IRON PIN OLD,
NORTH 78 DEG. 37 MIN. 46 SEC. WEST, 85.00 FEET TO AN IRON PIN OLD,
SOUTH 11 DEG. 22 MIN. 14 SEC. WEST, 61.34 FEET TO AN IRON PIN OLD,
NORTH 78 DEG. 37 MIN. 46 SEC. WEST, 166.35 FEET TO AN IRON PIN OLD,
SOUTH 10 DEG. 46 MIN. 04 SEC. WEST, 119.91 FEET TO AN IRON PIN OLD,

SOUTH 11 DEG. 23 MIN. 06 SEC. WEST, 139.90 FEET TO AN IRON PIN OLD AT NORTHEAST CORNER OF STILL SPRING HOLLOW SUBDIVISION, SECTION I, PHASE 1 RECORDED IN PLAT BOOK 7900 – PAGE 135;

THENCE, WITH NORTHERLY LINE OF SAID STILL SPRING HOLLOW SUBDIVISION, NORTH 80 DEG. 18 MIN. 38 SEC. WEST, 30.00 FEET TO A CONCRETE MONUMENT OLD AT THE SOUTHEAST CORNER OF STILL SPRINGS RIDGE SUBDIVISION, PHASE III SECTION 1, RECORDED IN INSTRUMENT NO. 200807100071072;

THENCE, ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID STILL SPRINGS RIDGE SUBDIVISION AS FOLLOWS:
NORTH 14 DEG. 57 MIN. 12 SEC. WEST, 90.00 FEET TO AN IRON PIN OLD,
NORTH 73 DEG. 33 MIN. 54 SEC. WEST, 163.79 FEET TO AN IRON PIN OLD,
SOUTH 51 DEG. 34 MIN. 53 SEC. WEST, 134.40 FEET TO AN IRON PIN OLD,
SOUTH 02 DEG. 02 MIN. 40 SEC. EAST, 114.94 FEET TO AN IRON PIN OLD IN THE AFOREMENTIONED STILL SPRING HOLLOW, SECTION I, PHASE 1 BOUNDARY;

THENCE, CONTINUING ON WITH STILL SPRING HOLLOW, SECTION I, PHASE 1 BOUNDARY AS FOLLOWS:
SOUTH 87 DEG. 12 MIN. 03 SEC. WEST, 10.00 FEET TO A CONCRETE MONUMENT OLD,
NORTH 02 DEG. 02 MIN. 40 SEC. WEST, 238.12 FEET TO AN IRON PIN OLD,
SOUTH 04 DEG. 14 MIN. 20 SEC. WEST, 707.33 FEET TO AN IRON PIN OLD AT NORTHWEST CORNER OF THE GREATER NASHVILLE UNITARIAN UNIVERSALIST CONGREGATION PROPERTY RECORDED IN DEED BOOK 11277 – PAGE 361;

THENCE, WITH SAID GREATER NASHVILLE UNITARIAN UNIVERSALIST CONGREGATION BOUNDARY, SOUTH 16 DEG. 14 MIN. 09 SEC. WEST, 116.50 FEET TO AN IRON PIN OLD AT NORTHEAST CORNER OF DMW SUBDIVISION RECORDED IN INSTRUMENT NO. 200112210141303;

THENCE, WITH SAID DMW SUBDIVISION BOUNDARY AS FOLLOWS:
NORTH 56 DEG. 51 MIN. 19 SEC. WEST, 437.18 FEET TO AN IRON PIN OLD,
SOUTH 36 DEG. 12 MIN. 32 SEC. WEST, 287.78 FEET TO AN IRON PIN OLD ON THE NORTHERLY RIGHT OF WAY OF HICKS ROAD;

THENCE, WITH SAID RIGHT OF WAY OF HICKS ROAD AS FOLLOWS:
NORTH 41 DEG. 21 MIN. 59 SEC. WEST, 102.74 FEET TO AN IRON PIN OLD,
NORTH 37 DEG. 55 MIN. 30 SEC. WEST, 182.98 FEET TO AN IRON PIN OLD,
ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 505.12 FEET, A DELTA ANGLE OF 09 DEG. 00 MIN. 05 SEC., THE CHORD BEING NORTH 47 DEG. 34 MIN. 28 SEC. WEST, 79.28 FEET, FOR AN ARC LENGTH OF 79.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.89 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PREPARED BY KEVIN A. EDMONDSON, RLS NO. 1515, 3084 CULLEOKA HWY., CULLEOKA, TN 38451, DATED 7-15-18.

BEING A PORTION OF THE PROPERTY CONVEYED BY WARRANTY DEED FROM CLAUDIA B. DAVIS, CAREY G. DAVIS, AN UNMARRIED MAN, PHILLIP L. DAVIS AND PHILIP L. DAVIS, JR. TO GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF OAKLAND INVESTMENTS LTD., A DELAWARE CORPORATION AND TRIANON DEVELOPMENTS LTD., A DELAWARE CORPORATION, AS RECORDED ON THE 4TH DAY OF AUGUST, 1989 IN DEED BOOK 7907, PAGE 635; WARRANTY DEED FROM IVAR LOU MYHR DUNCAN TO GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, AS RECORDED ON THE 6TH DAY OF DECEMBER, 1989 IN DEED BOOK 8000, PAGE 336; WARRANTY DEED FROM CAREY G. DAVIS, PHILIP L. DAVIS AND PHILIP L. DAVIS, JR. TO GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF OAKLAND INVESTMENTS LTD., A DELAWARE CORPORATION AND TRIANON DEVELOPMENTS LTD., A DELAWARE CORPORATION, AS RECORDED ON THE 18TH DAY OF APRIL, 1990 IN DEED BOOK 8090, PAGE 748; WARRANTY DEED FROM HOWARD MARCHENT, UNMARRIED; IMOGENE COOPER SHEA, WIDOW, AND ALFRED T. LEVINE, JR. AND WIFE, MARY JO LEVINE TO GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF OAKLAND INVESTMENTS LTD., A DELAWARE CORPORATION AND TRIANON DEVELOPMENTS LTD., A DELAWARE CORPORATION, AS RECORDED ON THE 14TH DAY OF FEBRUARY, 1996 IN DEED BOOK 9947, PAGE 33.

This is (X) unimproved ( ) improved property with an address of Hicks Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors, heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) 2018 Davidson Metropolitan taxes which are a lien not yet due and payable.
2) Matters appearing on the Boundary Plat of Still Spring Hollow of record in PUD Boundary Plat of Still Springs Ridge of record at Instrument Number 20070814-0097044, as corrected by Surveyor's Certificate of Correction of record at Instrument Number 20070912-0109602, Register's Office of Davidson County, Tennessee.
3) Boundary Plats of record in Book 6900, Page 991, Book 6900, Page 992, and Book 9700, Page 276, Register's Office of Davidson County, Tennessee.
4) Parcel Combination document of record in Instrument Number 20080625-0065525, Register's Office of Davidson County, Tennessee.
5) Inspection and Maintenance Agreement between Greater Middle Tennessee Development Partnership and Metropolitan Government of record in Instrument Number 20070925-0114135, Register's Office of Davidson County, Tennessee.
6) Public utilities easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee from Greater Middle Tennessee Development Partnership of record in Book 9740, page 971 and Instrument Number 20000120-0006745 and, Register's Office of Davidson County, Tennessee.
7) Sanitary sewer easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 5222, page 751 and Book 5222, page 754, Book 9024, page 489, and Instrument Number 20030929-0143465 Register's Office of Davidson County, Tennessee.
8) Water line easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 7542, page 232 and Register's Office of Davidson County, Tennessee.
9) Matters appearing on Final Plat, Phase 3, Section 1, Still Springs Ridge, of record at Instrument Number 200807710-0071072, Register's Office of Davidson County, Tennessee.
10) Declaration of Covenants, Conditions and Restrictions For Phase 3, Section I, Still Springs Ridge, of record at Instrument Number 20080626-0065754, Register's Office of Davidson County, Tennessee.
11) Matters shown on survey prepared Kevin A. Edmondson, RLS No. 1515, 3084 Culleoka Hwy., Culleoka, Tn 38451, dated 7-15-18.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors, heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors, heirs and assigns, against the lawful claims and demands of all persons whomsoever.

SIGNATURE PAGE TO WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused its signature to be affixed hereto by its duly authorized representative, on this the 15th day of August, 2018.

GRANTOR:

GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A Tennessee general partnership

By: TRIANON DEVELOPMENTS LTD.,
a Delaware Corporation
Its: Managing General Partner

BY: _____
Fred M. Stevenhagen, Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRED M. STEVENHAGEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of TRIANON DEVELOPMENTS LTD., which in turn is the managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, a Tennessee general partnership, and is authorized by TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, to execute this instrument on behalf of TRIANON DEVELOPMENTS LTD., as managing general partner of GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP.

Witness my hand and seal, at office in Franklin, TN, this 15th day of August, 2018.

_____
NOTARY PUBLIC

WES WEIGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05-05-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Million Two Hundred Thousand and no/100 ($2,200,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 15th day of August, 2018.

_____
Notary Public

My Commission Expires: 05-05-2020

WES WEIGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY