Karen Y Johnson Davidson County
Batch# 140325 DEEDWARR
09/12/2018 03:39:30 PM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20180912-0090667

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34399-07-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 11th day of September, 2018. Notary Public My Commission Expires:

ASHLEE HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: The Greathouse Company 525 26th Ave N. Nashville, TN 37209-4105	**Send Tax Bills To:** SAME AS OWNER	**Tax Information:** Map and Parcel No.: 049 00 0 193 00 AND 049 00 0 329 00

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, **Three Beans, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Greathouse Company, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 0 Whites Creek Pk., Nashville, TN 37207.

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

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 the 10th day of September, 2018.

Three Beans, LLC, a Tennessee limited liability company

BY: Gail Biener Wales, Chief Manager

Gail Biener Wales, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gail Biener Wales, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Chief Manager of Three Beans, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of September, 2018.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

TRACT 1
Tax Map 049, Parcel 193.00

Being a parcel of land in the 3rd Council District of Davidson County Tennessee, said parcel being recorded in Instrument No. 20160323-0027710, as recorded in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said property being generally located south of Knight Drive, north of Briley Parkway, east of Buena Vista Pike, northeast of and adjacent to Whites Creek Pike, said parcel is more particularly described as follows;

Beginning at an iron pin set in the northeast right of way of Whites Creek Pike, said iron pin being the northwest corner of the Mary E. Spencer property, (Inst. No. 20080806-0080926, R.O.D.C.T.), said pin also being the southwest corner of herein described tract and having Tennessee State Plane Coordinates of Northing 697691.350, Easting 1725227.479; Thence leaving said Spencer property and with the northeast right of way of Whites Creek Pike, North 33°05'54" West, 95.76 feet to an iron pin found, said pin being the southwest corner of another tract belonging to Three Beans, LLC property, (Inst. No. 20160323-0027713), said pin also being the northwest corner of herein tract described;
Thence leaving said Whites Creek Pike and with other tract belonging to Three Beans, LLC, property for the next (5) five calls: North 57°03'14" East 368.87 feet to an iron pin found, (capped "Daniels # 1489");
Thence North 52°06'00" East 276.62 feet to an iron pin found, (capped "Daniels # 1489"); Thence North 71°14'35" East 233.46 feet to an iron pin found, (capped "Daniels # 1489"); Thence North 53°05'42" East 1485.17 feet to an iron pin found, (capped "Daniels # 1489");Thence North 57°51'14" East 642.87 feet to an iron pin found, said iron pin being in the south line of a tract belonging the Dale C. Morris, (Inst. No. 20160218-0015590), said pin also being the southeast corner of said other tract belonging to Three Beans, LLC, said pin also being the northeast corner of herein tract described and having Tennessee State Plane Coordinates of Northing 699370.840, Easting 1727708.270;Thence leaving said other Three Beans LLC, Tract and with the south line of said Dale C. Morris property, South 69°31'44" East 125.79 feet to a 3/4" iron pin found, said pin being the northeast corner of the Raymond G. Ray property, (DB. 9892, Page 148), said pin also being the southeast corner of herein tract described; Thence leaving said Dale C. Morris property and with said Raymond G. Ray property for the next (5) five calls: South 55°00'14" West 1121.74 feet to an iron pin set; Thence South 51°02'04" West 335.11 feet to an iron pin found, (capped "Daniels # 1489);Thence South 51°22'33" West 372.23 feet to an iron pin found;Thence South 52°30'38" West 494.56 feet to an iron pin found, (capped "Daniels # 1489);Thence South 52°05'47" West 204.80 feet to an iron pin set, said pin being the southeast corner of said Mary E. Spencer property; Thence leaving said Raymond G. Ray property and with the northern line of said Spencer, North 37°53'28" West 160.99 feet to an iron pin found, (capped "Daniels # 1489), said pin being the northeast corner of said Spencer property; Thence with said Spencer, South 52°05'30" West 536.34 feet to the point of beginning and containing 388,560.10 Sq. Ft. or 8.92 acres more or less. The above description is based on a Boundary Survey of the subject property done by David B. Smith, Tn RLS # 1409 with DBS and Associates dated 06-25-2018

TRACT 2
Tax Map 049, Parcel 329.00

Being a parcel of land in the 3rd Council District of Davidson County Tennessee, said parcel being recorded in Instrument No. 20160323-00277130, as recorded in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said property being generally located south of Knight Drive, north of Briley Parkway, east of Buena Vista Pike, northeast of and adjacent to Whites Creek Pike, said parcel is more particularly described as follows;

Beginning at an iron pin set in the northeast right of way of Whites Creek Pike, said iron pin being the southwest corner of the Historic Cedarwood, LLC property, (Inst. No. 20110503-0033782, R.O.D.C.T.), said pin also being the

northwest corner of herein described tract and having Tennessee State Plane Coordinates of Northing 697771.576, Easting 1725175.184; Thence leaving said Whites Creek Pike and with the southern line of said Historic Cedarwood, LLC, property, North 54°34'34" East 2881.58 feet to a 5/8" iron pin found in the south line of the Dale C. Morris property, said pin also being the southeast corner of said Historic Cedarwood, LLC property, said pin also being the northeast corner of herein described tract and having Tennessee State Plane Coordinates of Northing 699441.7990, Easting 1727523.347; Thence leaving said Historic Cedarwood, LLC property and with the south line of said Dale C. Morris property, South 69°00'26" East 198.07 feet to an iron pin found, said pin being the northeast corner of another tract belonging to Three Beans, LLC, (Inst. No. 20160323-0027710), said pin also being the southeast corner of herein described tract; Thence leaving said Dale C. Morris property and with the northern line of said other tract belonging to Three Beans, LLC., for the next (5) five calls: South 57°51'14" West, 642.87 feet to an iron pin found, (capped "Daniels # 1489); Thence South 53°05'42" West, 1485.17 feet to an iron pin found, (capped "Daniels # 1489); Thence South 71°14'35" West, 233.46 feet to an iron pin found, (capped "Daniels # 1489);Thence South 52°06'00" West, 276.62 feet to an iron pin found, (capped "Daniels # 1489);Thence South 57°03'14" West, 368.87 feet to an iron pin found in said northeast right of way of Whites Creek Pike, said pin being the northwest corner of said other tract Three Beans, LLC, said pin also being the southwest corner of herein described tract;
Thence leaving said other Three Beans, LLC tract and with said Whites Creek Pike, North 33°05'54" West, 95.77 to the point of beginning and containing 400,977.47 Sq. Ft. or 9.20 acres more or less.

The above description is based on a Boundary Survey of the subject property done by David B. Smith, Tn RLS # 1409 with DBS and Associates dated 06-25-2018

Being the same property conveyed to Three Beans, LLC, a Tennessee limited liability company, by deed dated March 23, 2016 from Carolyn F. Rogers and husband, Allen E. Rogers, of record in Instrument No. 20160323-0027713, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 049 00 0 193 00 AND 049 00 0 329 00.
2. Any conveyances, restrictions, covenants, easements and right of ways both of and not of record.

True Copy Certification

I, Ashley Morgan, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lacey Chumley, a notary public for this county and state, Ashley Morgan, 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: 9-25-2019

