Karen Y Johnson Davidson County
Batch# 178051 DEEDWARR
12/26/2018 03:18:07 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20181226-0125331

This Instrument Prepared By:
Dan E. Huffstutter
1211 Sixteenth Avenue South
Nashville, TN 37212-2901
615-242-2000

GENERAL WARRANTY DEED

For and in Consideration of the sum of Ten Dollars($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Johnny Ray Cowden, Eugene Brandon Cowden and the Cowden Children's Trust (individually "Grantor" and collectively "Grantors") have bargained and sold and by these present do hereby transfer and convey unto Old Mill Partnership a TN general partnership ("Grantee"), its heirs, successors and assigns, Grantors' thirty-three and one-third percent ($33^1/_3\%$) ownership interest in a certain tract of land in Davidson County, Tennessee, described as parcel 1.00 on tax map 141.

Being the same property conveyed to Grantors by Executor's Deed, of record as instrument number 20171019017318 in the Register's Office of Davidson County, Tennessee. This is unimproved real property know as 8733 Newsom Station Road, Nashville, TN, as further described on Exhibit A attached.

Said thirty-three and one-third percent ($33^1/_3\%$) interest in said property vested in Grantors under the Last Will and Testament of Eugene Brandon Cowden, Sr., deceased, Docket Number 17P65 in the Seventh Circuit Court of Davidson County, TN, and being the same property that vested in Eugene Brandon Cowden, Sr. under the Last Will and Testament of John Small Cowden, deceased, Docket Number P06-4189 in the Probate Court of Williamson County, Tennessee.

Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said ownership interest in said land in fee simple; that the Grantors have good right and lawful authority to sell and convey their ownership interest in said land; that the Grantors hereby fully warrant their title to said land and will defend the same against the lawful claims of all persons whomsoever; and that their said interest in said land is free any encumbrance.

In Witness Whereof, Grantors have executed this General Warranty Deed on the 26th day of December, 2018.

Grantors

Johnny Ray Cowden

Eugene Brandon Cowden

Cowden's Children Trust

Johnny Ray Cowden, Trustee

State of Tennessee)
County of Davidson)

Before me, the undersigned notary public of the state and county aforesaid personally appeared **Johnny Ray Cowden** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 26th day of December, 2018.

Claiborne K. McLemore III, Notary Public

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
March 3, 2020

State of Tennessee)
County of Davidson)

Before me, the undersigned notary public of the state and county aforesaid personally appeared **Eugene Brandon Cowden** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 26th day of December, 2018.

Claiborne K. McLemore III, Notary Public

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
March 3, 2020

State of Tennessee)
County of Davidson)

Before me, the undersigned notary public of the state and county aforesaid personally appeared **Johnny Ray Cowden** with whom I am personally acquainted and who, upon oath, acknowledged that himself to be the Trustee of the Cowden's Children Trust, the within-named bargainor, a testamentary trust created under the last will and testament of Eugene Brandon Cowden, Sr., deceased, and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Cowden's Children Trust, by himself as the Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 26th day of December, 2018.

Claiborne K. McLemore III, Notary Public

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
March 3, 2020

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map & Parcel Number:**
Old Mill Partnership 302 Plumleaf Court Franklin, TN 37067	Old Mill Partnership 302 Plumleaf Court Franklin, TN 37067	Map No.: 141 Parcel. No.: 1.00

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dan E. Huffstutter, Affiant

Sworn to and subscribed before me this 26th day of December, 2018.

Claiborne K. McLemore III, Notary Public
My Commission Expires:
March 3, 2020

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Being a tract of land, lying in the Twenty-Second District of Metropolitan Nashville, Davidson County, Tennessee, bounded on the north and east by the Harpeth River, on the south by Interstate 40, on the west by CSX Railroad and the State of Tennessee and being more particularly described as follows:

Beginning at a concrete monument (old) lying at the intersection of the northerly right-of-way of Interstate 40 (right-of-way varies) and the easterly right-of-way of CSX Railroad (right-of-way varies), said concrete monument (old) being the southwest corner of the herein described tract;

Thence, leaving said Interstate 40, with said CSX Railroad right-of- way, North 48°, 14', 00" West, 423.94' to an iron rod (new). Said iron rod (new) being the southeast corner of property conveyed to the State of Tennessee of record in Deed Book 4989, Page 522, Register's Office for Davidson County, Tennessee (R.O.D.C.);

Thence, leaving said CSX right-of-way, with said State pf Tennessee property, North 0.4°, 03', 51" West 655.86' to a point, passing a witness pin (set) at 556.60 feet. Said point lying in the centerline of the Harpeth River;

Thence, with the meanders of said Harpeth River for the next twenty-three (23) calls:

1. North 66 °, '49 minutes, 04" East, 271.85' to a point;
2. Thence, North 78°, 35', 04" East 358.10' to a point;
3. Thence, North 84°, 07', 04" East 227.45' to a point;
4. Thence, North 8.1°, 33', 00" East 186.22' to a point;
5. Thence, North 72°, 39', 15" East 199.37' to a point;
6. Thence, North 74°, 59', 28" East 141.08' to a point;
7. Thence, North 75°, 00', 08" East 136.30 to a point;
8. Thence, North 74°, 59', 29" East 136.05' to a point;
9. Thence, North 76°, 43', 08" East 176.60' to a point;
10. Thence, North 74°, 24', 34" East 300.39' to a point;
11. Thence, North 72°, 33', 37" East 155.83' to a point;
12. Thence, North 87°, 03', 28" East 734.68' to a point;
13. Thence, South 64°, 15', 43" East 300.00' to a point;
14. Thence, South 41°, 42', 37" East 402.22' to a point;
15. Thence, South 44°, 35', 55" East 440.30' to a point;
16. Thence, South 48°, 54', 11" East 181.13' to a point;
17. Thence, South 57°, 32', 33" East 178.82' to a point;
18. Thence, South 30°, 44', 36" East 202.40' to a point;
19. Thence, South 37°, 11', 38" East 85.76' to a point;
20. Thence, South 18°, 53', 30" East 449.66' to a point;
21. Thence, South 04°, 56', 11" East 242.94' to a point;
22. Thence, South 15°, 27', 21" West 312.67 ' to a point;
23. Thence, South 22°, 34', 24" West 216.40' to a point; said point lying in the northerly right-of-way of Interstate 40;

Thence, with said right-of-way of Interstate 40 for the next five (5) calls:

1. North 65°, 48', 14" West, passing a witness pin (set) at 62.09' for a total distance of 47.84' to a concrete monument (old);
2. Thence, with a curve to the left, having a central angle of 27°, 00', 17", and a radius of 5,205.50', a tangent of 1,249.95', an arc length 2,453.45', and a chord bearing a distance of North 79°, 13', 14" West 430.81' to an iron rod (new);
3. Thence, South 87°, 16', 37" West 233.30' to a concrete monument (old);
4. Thence, North 02°, 56' minutes, 38" West 14.66' to a concrete monument (old);
5. Thence, South 87°, 34', 40" West 393.20' to the point of **beginning**, containing 5,964,582 square feet, or 136.928 acres, more or less, as calculated by the above described courses and distances.