Karen Johnson Davidson County
Batch# 191740 DEEDWARR
02/05/2019 10:02:25 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50

20190205-0010840

REBECCA SHIELDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 2/8/2021

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OHB Land, LLC	New Owner	181000027500
(NAME) 7216 Haley Industrial Drive	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MUSIC CITY INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OHB LAND, 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 attached Exhibit "A" Legal Description

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.

This *Unimproved* property is commonly known as: Autumn Oaks Phase 5 and 6, Nashville, TN 37027

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

LT&E File #15346

Witness my/our hand(s) this 1st day of February, 2019

Music City Investments, LLC, a Limited Liability Company

By: _____ Auth. agent
J. Trent Lehman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, of the state and county mentioned, personally appeared J. Trent Lehman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Music City Investments, LLC, the within named bargainor, a Limited Liability Company, and that such J. Trent Lehman as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Brentwood TN this 1st day of February, 2019.

_____
Notary Signature

Printed Name: Rebecca Shields

My commission expires: 2/8/2021

REBECCA SHIELDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A" Legal Description

LAND LYING ON THE SOUTH SIDE OF CULBERTSON ROAD AND AT THE NORTH TERMINUS OF RED SUNSET COURT AND AT THE WEST TERMINUS OF OAKBOROUGH TRAIL IN THE 31ST COUNCIL DISTRICT, METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE LAND DEEDED TO INVESTMENT PROPERTIES, LLC BY DEED RECORDED IN INSTRUMENT NUMBER 20121106-0102427 AND CORRECTED IN INSTRUMENT NUMBER 20130110-0003142 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE SOUTH RIGHT OF WAY LINE OF SAID CULBERTSON ROAD AND AT THE NORTHWEST CORNER OF THE PROPERTY DEEDED TO SAF PROPERTIES LLC BY DEED RECORDED IN INSTRUMENT NUMBER 20140219-0014127, R.O.D.C.T.;

1. THENCE, WITH THE WEST LINE OF SAID SAF PROPERTIES, S 03°44'27" E, 49.82 FEET TO A 5/8" IRON ROD (OLD) AT THE NORTHWEST CORNER OF "AUTUMN OAKS, PHASE EIGHT" AS RECORDED IN INSTRUMENT NUMBER 20050906-0106510, R.O.D.C.T.;
2. THENCE, WITH THE WEST LINE OF SAID "AUTUMN OAKS, PHASE EIGHT", S 16°52'29" W, 262.09 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHWEST CORNER OF "AUTUMN OAKS, PHASE THREE" AS RECORDED IN INSTRUMENT NUMBER 20031029-0159380, R.O.D.C.T.;
3. THENCE, WITH THE WEST LINE OF SAID "AUTUMN OAKS, PHASE THREE", S 27°55'41" W, 298.99 FEET TO A 3/8" IRON ROD (OLD) AT THE NORTHEAST CORNER OF LOT 222 OF "AUTUMN OAKS, PHASE TWO" AS RECORDED IN PLAT BOOK 11700, PAGE 64, R.O.D.C.T.;
4. THENCE, WITH THE NORTH LINE OF SAID LOT 222, N 88°59'33" W, 96.87 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE WEST RIGHT OF WAY LINE OF SAID RED SUNSET COURT;
5. THENCE, WITH THE EAST RIGHT OF WAY LINE OF SAID RED SUNSET COURT AND WITH A CURVE TO THE LEFT AN ARC LENGTH OF 9.15 FEET, HAVING A RADIUS OF 420.00 FEET, A DELTA ANGLE OF 01°14'54" AND A CHORD BEARING AND DISTANCE OF N 00°18'53" E, 9.15 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
6. THENCE, WITH THE NORTH END OF SAID RED SUNSET COURT AND THE NORTH LINES OF LOTS 221 AND 220 OF SAID "AUTUMN OAKS, PHASE TWO", S 89°41'27" W, 199.94 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE NORTHERNMOST CORNER OF "AUTUMN OAKS, PHASE FOUR" AS RECORDED IN INSTRUMENT NUMBER 20020523-0062993, R.O.D.C.T.;

THENCE, WITH THE WEST LINES OF SAID "AUTUMN OAKS, PHASE FOUR" THE FOLLOWING SIX CALLS (7 THROUGH 12):

7. S 63°42'08" W, 209.95 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
8. S 39°23'08" W, 139.60 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
9. S 20°44'09" W, 148.71 FEET TO A 5/8" IRON ROD (OLD) ON THE NORTH RIGHT OF WAY LINE OF SAID OAKBOROUGH TRAIL;
10. WITH THE NORTH RIGHT OF WAY LINE OF SAID OAKBOROUGH TRAIL, N 69°15'51" W, 4.70 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
11. WITH THE WEST TERMINUS OF SAID OAKBOROUGH TRAIL, S 20°44'09" W, 40.00 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
12. S 25°27'27" W, 80.43 FEET TO A 3/8" IRON ROD (OLD) AT THE NORTHEAST CORNER OF THE PROPERTY DEEDED TO DONNA G. MYERS, ETAL BY DEED RECORDED IN DEED BOOK 4163, PAGE 351, R.O.D.C.T.;
13. THENCE, LEAVING SAID "AUTUMN OAKS, PHASE FOUR" AND WITH THE NORTH LINE OF SAID DONNA G. MYERS, ETAL, N 85°39'25" W, 249.47 FEET TO A 5/8" IRON ROD (OLD) ON THE EAST LINE OF THE LAND WILLED TO SHARON S. T. CROWELL, ETAL AS RECORDED IN INSTRUMENT NUMBER 20061013-0127546, R.O.D.C.T.;
14. THENCE, WITH THE WEST LINE OF SAID SHARON S. T. CROWELL, ETAL, N 05°49'02" E, 635.57 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" AT THE SOUTHERNMOST CORNER OF OPEN SPACE SHOWN ON "AUTUMN OAKS, SECTION ONE" AS RECORDED IN PLAT BOOK 9700, PAGE 914, R.O.D.C.T.;
15. THENCE, WITH THE SOUTHEAST LINE OF SAID OPEN SPACE, N 50°18'01" E, 639.85 FEET TO A 1/2"

IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES" ON THE SOUTH RIGHT OF WAY LINE OF SAID CULBERTSON ROAD;
THENCE, WITH THE SOUTH RIGHT OF WAY LINE OF SAID CULBERTSON ROAD THE FOLLOWING EIGHT CALLS (16 THROUGH 23):
16. S 76°36'21" E, 98.72 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
17. WITH A CURVE TO THE LEFT AN ARC LENGTH OF 90.59 FEET, HAVING A RADIUS OF 470.08 FEET, A DELTA ANGLE OF 11°02'30" AND A CHORD BEARING AND DISTANCE OF S 82°07'36" E, 90.45 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
18. S 87°38'52" E, 45.99 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
19. WITH A CURVE TO THE LEFT AN ARC LENGTH OF 60.63 FEET, HAVING A RADIUS OF 736.78 FEET, A DELTA ANGLE OF 04°42'53" AND A CHORD BEARING AND DISTANCE OF N 89°59'41" E, 60.61 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
20. N 87°38'14" E, 72.26 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
21. WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 86.90 FEET, HAVING A RADIUS OF 403.09 FEET, A DELTA ANGLE OF 12°21'08" AND A CHORD BEARING AND DISTANCE OF S 86°11'12" E, 86.73 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
22. S 80°00'36" E, 84.94 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN SMITH ASSOCIATES";
23. WITH A CURVE TO THE LEFT AN ARC LENGTH OF 49.83 FEET, HAVING A RADIUS OF 185.02 FEET, A DELTA ANGLE OF 15°25'48" AND A CHORD BEARING AND DISTANCE OF S 87°43'30" E, 49.68 FEET TO THE POINT OF BEGINNING;
CONTAINING 652,694 SQUARE FEET OR 14.98 ACRES, MORE OR LESS.

Being part of the same property conveyed to Investment Properties, LLC, nka Music City Investments, LLC, a Limited Liability Company by Deed dated November 1, 2012 from Nashoak, LLC, recorded November 6, 2012, in Instrument Number 20121106-0102427, in the Official Records of Davidson County, Tennessee.