Karen Johnson Davidson County
Batch# 206488 DEEDWARRSP
03/15/2019 02:45:30 PM 8 pgs
Fees: $43.00 Taxes: $19,240.00
20190315-0023985

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Ryan Little Pirtle Family Limited Partnership Dean Montgomery 6308 Edinburgh Drive Nashville, TN 37221	Same	A portion of 163-122.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **AF PB2, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto **RYAN LITTLE,** an individual, as to an undivided twenty-five percent (25%) tenants in common interest, **DEAN MONTGOMERY,** an individual, as to an undivided twenty-five percent (25%) tenants in common interest, and **PIRTLE FAMILY LIMITED PARTNERSHIP**, a Tennessee limited partnership, as to an undivided fifty percent (50%) tenants in common interest, (collectively, the "Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 15 day of March, 2019.

AF PB2, LLC,
a Tennessee limited liability company

By: _____
Name: Micah Lacher
Its: Secretary

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Micah Lacher with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of AF PB2, LLC, a Tennessee limited liability company, the within named bargainor, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 14 day of March, 2019.

_____
Notary Public

My Commission Expires:
July 5, 2021

MELINDA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 5, 2021

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $5,200,000.00.

Affiant

Sworn to and subscribed before me this 14th day of March, 2019.

Maureen T. McGeehan
Notary Public

My Commission Expires: May 5, 2020

MAUREEN T. McGEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

EXHIBIT A

PROPERTY DESCRIPTION

Land situated in the 32nd Council District of Davidson County, Antioch, Tennessee, being a portion of the land conveyed by special warranty deed to AF PB2, LLC, of record in Instrument Number 20130702-0068071, in the Register's Office for Davidson County (R.O.D.C., TN) and being more particularly described as follows:

Commencing at the approximate centerline intersection of Eagle View Boulevard and Wild Oaks Court, thence South 64 degrees, 12 minutes, 36 seconds East, a distance of 278 feet to a capped iron rod set along the northerly margin of Eagle View Boulevard, said rod being the southeasterly corner of land described as Open Space & P.U.D.E. by the Final Plat Ridgeview UDO Phase One, of record in Instrument Number 20080603-0056596, R.O.D.C.,TN, said corner also being the point of beginning for the herein described land;

thence along said plat lines for the following 5 calls, North 19 degrees, 28 minutes, 26 seconds East, a distance of 13.19 feet to a point;

thence North 38 degrees, 45 minutes, 24 seconds East, a distance of 40.27 feet to a point;

thence North 21 degrees, 01 minutes, 33 seconds East, a distance of 47.07 feet to a point;

thence North 23 degrees, 51 minutes, 14 seconds East, a distance of 9.22 feet to a point;

thence North 56 degrees, 49 minutes, 32 seconds West, a distance of 66.88 feet to a point;

thence leaving said plat and along a new partition line for the following 16 calls, North 20 degrees, 56 minutes, 14 seconds East, a distance of 20.07 feet to a point;

thence North 20 degrees, 11 minutes, 41 seconds East, a distance of 81.67 feet to a point;

thence North 51 degrees, 00 minutes, 32 seconds East, a distance of 109.78 feet to a point;

thence North 07 degrees, 18 minutes, 40 seconds East, a distance of 41.32 feet to a point;

thence North 49 degrees, 52 minutes, 29 seconds East, a distance of 67.71 feet to a point;

thence North 76 degrees, 09 minutes, 50 seconds East, a distance of 57.37 feet to a point;

thence North 45 degrees, 44 minutes, 45 seconds East, a distance of 34.87 feet to a point;

thence North 35 degrees, 54 minutes, 16 seconds East, a distance of 43.72 feet to a point;

thence North 59 degrees, 39 minutes, 32 seconds East, a distance of 63.60 feet to a point;

thence North 35 degrees, 41 minutes, 45 seconds East, a distance of 47.58 feet to a point;

thence North 54 degrees, 16 minutes, 42 seconds East, a distance of 52.57 feet to a point;

thence North 34 degrees, 05 minutes, 05 seconds East, a distance of 35.80 feet to a point;

thence North 27 degrees, 03 minutes, 00 seconds East, a distance of 51.27 feet to a point;

thence North 67 degrees, 24 minutes, 53 seconds East, a distance of 49.97 feet to a point;

thence North 40 degrees, 45 minutes, 41 seconds East, a distance of 6.24 feet to a point;

thence North 12 degrees, 34 minutes, 26 seconds East, a distance of 37.00 feet to a capped iron rod set along the southerly line of Lot 1 of the Club at Hickory Hollow, of record in Plat Book 6250, Page 838, R.O.D.C.,TN;

thence along said line, South 82 degrees, 03 minutes, 06 seconds East, a distance of 1006.11 feet to a concrete monument found, said monument being the southwesterly corner of the aforementioned Plat, and being along the westerly line of lands conveyed to Paul Anthony Hoover, of record in Instrument 19991209-0301423, R.O.D.C.,TN;

thence along the line of Hoover, South 08 degrees, 00 minutes, 34 seconds West, a distance of 316.16 feet to a point;

thence leaving said line and along a new partition for the following 10 calls, South 33 degrees, 53 minutes, 22 seconds West, a distance of 80.38 feet to a capped iron rod set;

thence North 56 degrees, 49 minutes, 32 seconds West, a distance of 235.98 feet to a capped iron rod set;

thence South 33 degrees, 17 minutes, 21 seconds West, a distance of 353.24 feet to a capped iron rod set;

thence South 56 degrees, 49 minutes, 32 seconds East, a distance of 44.35 feet to a capped iron rod set;

thence South 33 degrees, 10 minutes, 28 seconds West, a distance of 207.44 feet to a capped iron rod set;

thence North 56 degrees, 47 minutes, 01 seconds West, a distance of 50.25 feet to a capped iron rod set;

thence South 32 degrees, 52 minutes, 57 seconds West, a distance of 284.96 feet to a capped iron rod set;

thence North 85 degrees, 48 minutes, 08 seconds East, a distance of 63.87 feet to a capped iron rod set;

thence South 56 degrees, 49 minutes, 32 seconds East, a distance of 120.13 feet to a capped iron rod set;

thence South 04 degrees, 11 minutes, 52 seconds East, a distance of 97.25 feet to a capped iron rod set along the northerly margin of Eagle View Boulevard;

thence along said margin for the remaining calls, South 70 degrees, 55 minutes, 30 seconds West, a distance of 4.09 feet to a capped iron rod set;

thence with a curve turning to the right, with an arc length of 319.17 feet, having a radius of 350.00 feet, a chord bearing of North 82 degrees, 57 minutes, 01 seconds West, and a chord length of 308.23 feet to a capped iron rod set;

thence North 56 degrees, 49 minutes, 32 seconds West, a distance of 348.24 feet to a capped iron rod set;

thence with a curve turning to the right with an arc length of 214.36 feet, having a radius of 500.00 feet, a chord bearing of North 44 degrees, 32 minutes, 37 seconds West, and a chord length of 212.72 feet to a capped iron rod set;

thence North 32 degrees, 15 minutes, 43 seconds West, a distance of 51.15 feet to a capped iron rod set;

thence with a non-tangential curve turning to the left with an arc length of 182.25 feet, having a radius of 425.00 feet, a chord bearing of North 44 degrees, 32 minutes, 26 seconds West, and a chord length of 180.86 feet to a capped iron rod set;

thence North 56 degrees, 49 minutes, 32 seconds West, a distance of 17.98 feet to the point of beginning having an area of 1,074,964.8 square feet or 24.68 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on November 11, 2018 and is based on survey work conducted by Dale and Associates in October of 2018 under Project Number 11051.

Being a portion of the property conveyed to AF PB2, LLC by Special Warranty Deed of record as Instrument No. 20130702-0068071, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Current real estate taxes for the year 2019, a lien not yet due and payable.

2. All matters shown on plat of record in Instrument No. 200803120025065; Instrument No. 200806030056596; Instrument No. 200812220121715; and Instrument No. 201208070070420, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from William S. Cochran and Robert T. Cochran, Co-Trustee's to The Metropolitan Government of Nashville and Davidson County, of record in Book 6764, page 706 and Book 8757, page 832, in the Register's Office of Davidson County, Tennessee.

4. Stormwater Detention Agreement from Ridgeview Heights, LLC to The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200608090097641, in the Register's Office of Davidson County, Tennessee.

5. Grant of Easement from Ridgeview Heights, LLC to Comcast of Nashville I, LLC, of record in Instrument No. 200903160023090, in the Register's Office of Davidson County, Tennessee.

26239462.4

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 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 Davidson

Personally appeared before me, Elizabeth Puckett, 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: 5/6/2019

Notary Seal:

