Karen Johnson Davidson County
Batch# 214624 DEEDWARRSP
04/05/2019 12:51:30 PM 4 pgs
Fees: $23.00 Taxes: $3,677.80
20190405-0031241

SPECIAL WARRANTY DEED

32346

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 994,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th. Day of April, 2019.

Notary Public

My Commission Expires: ~~5/2/2022~~ 3/9/2020

(AFFIX SEAL)

RENEE WELLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law
Ortale Kelley law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
HDP1, LLC	"NEW OWNER"	**Map 182-00-0 Parcel No. 214.00**
(NAME) **1728 General George Patton Drive, Suite 102**	(NAME)	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Evergreen Hills, G.P., a Tennessee General Partnership,** hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto, **HDP1, LLC, a Tennessee Limited Liability Company**, hereinafter called the "Grantee", its successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and **more fully described on Exhibit "A" attached hereto and made a part hereof.**

THIS conveyance is subject to any and all plan(s) of record, if any, zoning regulations, building restrictions, setback lines and easements and rights for public utilities applicable to this property and taxes for the current year which have been prorated and shall be the responsibility of the Grantor herein. The Grantee shall be responsible for any "roll back" taxes assessed against the subject property, as a result of Grantee's change of use thereof.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and, Grantor does further covenants and binds himself and his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all

persons claiming by, through or under the Grantor, but not further or otherwise. 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.

Being unimproved real property.

IN WITNESS WHEREOF, the undersigned has executed this instrument, this 4th. Day of April, 2019.

Evergreen Hills, G.P., a Tennessee General Partnership

By:_____
Fred Yazdian, Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Authorized Agent of Evergreen Hills, G.P., a Tennessee General Partnership, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the said general partnership, by himself, as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 4th. Day of April, 2019.

My Commission Expires: 5/2/2022

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

Personally appeared before me, the undersigned, a Notary Public for this county and state Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

EXHIBIT "A"

Tract I:

Being a tract or parcel of land lying in the 31st Council District of Davidson County, Tennessee, and being more particularly described according to a boundary survey and site plan prepared by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated July 9, 2018, as follows:

Beginning at a point on the easterly margin of Maggie Drive (50' Right-of-Way), said point being the most northwesterly corner of Lot 120 on the plan of Old Hickory Hills, Phase 2, Section One, of record in Instrument No. 20030623-0086188, Register's Office Davidson County, Tennessee; Thence with the northerly line of Lots 120 and 121 on said Plan of Old Hickory Hills, Phase 2 Section One, North 83 Degrees 18 Minutes 55 Seconds West, passing an iron pin set this survey (1/2" rebar w/ cap) at 138.58 feet, and thence continuing with a new severance line, a total distance of 195.25 feet to a point;
Thence continuing with said severance line the following 12 calls:
North 06 Degrees 46 Minutes 06 Seconds East a distance of 97.60 feet to a point;
Thence South 83 Degrees 13 Minutes 54 Seconds East a distance of 99.14 feet to a point;
Thence North 58 Degrees 26 Minutes 29 Seconds East a distance of 327.73 feet to a point;
Thence North 31 Degrees 33 Minutes 33 Seconds West a distance of 99.99 feet to a point;
Thence North 58 Degrees 26 Minutes 27 Seconds East a distance of 321.16 feet to a point;
Thence North 78 Degrees 00 Minutes 08 Seconds East a distance of 73.83 feet to a point;
Thence South 31 Degrees 34 Minutes 23 Seconds East a distance of 245.11 feet to a point;
Thence South 58 Degrees 25 Minutes 37 Seconds West a distance of 6.46 feet to a point;
Thence South 31 Degrees 34 Minutes 23 Seconds East a distance of 122.10 feet to a point;
Thence North 61 Degrees 08 Minutes 11 Seconds East a distance of 139.38 feet to a point;
Thence North 80 Degrees 11 Minutes 47 Seconds East a distance of 162.13 feet to a point;
Thence South 68 Degrees 01 Minutes 33 Seconds East a distance of 69.14 feet to an old iron pin (1/2" rebar) found at the most northwesterly corner of Lot 202 on the plan of Old Hickory Hills, Phase 2, Section 3, of record in Instrument No. 20040420-0044507, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said plan of Old Hickory Hills, Phase 2, Section 3, South 11 Degrees 11 Minutes 29 Seconds West a distance of 419.06 feet to a cedar tree;
Thence with the northerly line of said plan of Old Hickory Hills, Phase 2, Section 3, and the afore-said plan of Old Hickory Hills, Phase 2, Section One, North 83 Degrees 18 Minutes 55 Seconds West a distance of 946.65 feet to the Point of Beginning, containing 428,712 Square Feet or 9.842 Acres, more or less.

Being a portion of the property conveyed to Evergreen Hills, G.P., a Tennessee General Partnership, by Quitclaim Deed from Turner Farms Development, G.P., a Tennessee General Partnership, of record in Instrument No. 20060523-0060559 and by Special Warranty Deed from Turner Farm Partners, a Tennessee general partnership, of record in Instrument No. 20070608-0068965, Register's Office Davidson County, Tennessee.

Tract II:

Being a tract or parcel of land lying in the 31st Council District of Davidson County, Tennessee, and being more particularly described according to a boundary survey and site plan prepared by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated July 9, 2018, as follows:

Beginning at an old iron pin (1/2" rebar) found at the most northwesterly corner of Lot 202 on the plan of Old Hickory Hills, Phase 2, Section 3, as of record in Instrument No. 20040420-0044507, Register's Office Davidson County, Tennessee;
Thence leaving said plan of Old Hickory Hills, and with a new severance line, the following eleven calls:
North 68 Degrees 01 Minutes 33 Seconds West a distance of 69.14 feet to a point;
Thence South 80 Degrees 11 Minutes 47 Seconds West a distance of 162.13 feet to a point;
Thence South 61 Degrees 08 Minutes 11 Seconds West a distance of 139.38 feet to a point;
Thence North 31 Degrees 34 Minutes 23 Seconds West a distance of 122.10 feet to a point;
Thence North 58 Degrees 25 Minutes 37 Seconds East a distance of 6.46 feet to a point;
Thence North 31 Degrees 34 Minutes 23 Seconds West a distance of 245.11 feet to a point;
Thence North 78 Degrees 00 Minutes 08 Seconds East a distance of 430.06 feet to a point;
Thence North 58 Degrees 26 Minutes 55 Seconds East a distance of 239.14 feet to a point;
Thence South 36 Degrees 33 Minutes 05 Seconds East a distance of 4.63 feet to a point;
Thence North 49 Degrees 12 Minutes 02 Seconds East a distance of 110.30 feet to a point in the westerly line of the remaining EGH Land Development LLC property of record in Instrument No. 20180208-0013000, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said EGH Development property, South 49 Degrees 11 Minutes 07 Seconds East a distance of 160.18 feet to a point in the westerly line of the Drapac Group 46, LLC property of record in Instrument No. 20150209-0011683, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said Drapac property, South 07 Degrees 30 Minutes 27 Seconds West a distance of 675.16 feet to an iron pin (1/2" rebar with cap "Dale") found in the northerly line of Lot 209 on the plan of Old Hickory Hills, Phase 2, Section 4, of record in Instrument No. 20041220-0151235, Register's Office Davidson County, Tennessee;
Thence with said plan of Old Hickory Hills, Phase 2 Section 4 and the afore-said plan of Old Hickory Hills, Phase 2, Section 3, North 83 Degrees 05 Minutes 08 Seconds West a distance of 367.71 feet to the Point of Beginning, containing 430,720 Square Feet or 9.888 Acres, more or less.

Being a portion of the property conveyed to Evergreen Hills, G.P., a Tennessee General Partnership, by Quitclaim Deed from Turner Farms Development, G.P., a Tennessee General Partnership, of record in Instrument No. 20060523-0060559 and by Quitclaim Deed from EGH Land Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190109-0002260, Register's Office Davidson County, Tennessee.