# WARRANTY DEED

Karen Johnson Davidson County
Batch# 226480 **DEEDWARR**
05/06/2019 02:38:56 PM 5 pgs
Fees: $28.00 Taxes: $8,510.00

20190506-0042276

J-LH-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTOPHER B. FOWLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Wildflower Partners, LLC** | **New Owner** | **06900008000**<br>**06900008100** |
| (NAME)<br>**2616 Carter Avenue** | (NAME) | **08000002200**<br>**08000005300** |
| (ADDRESS)<br>**Nashville, TN 37206** | (ADDRESS) | **08000002700**<br>**08000002800**<br>**08000002900** |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GUS RICHARDS, JR. AND BOBBY EARL RICHARDS AND PEGGY JO RICHARDS FIELDER AND ROGER DALE RICHARDS AND DOROTHY JEAN RICHARDS ELLIS AND BETTY FAYE RICHARDS CAUSEY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILDFLOWER PARTNERS, LLC,** hereinafter called the Grantee, its successors and assigns, that certain land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

**TRACT 1**
**Tax Parcels: 06900008100 & 08000002200, Davidson County, Tennessee**

Two tracts of land, one being the Gus Richards, Jr. property as described in Deed Book 5391, Page 133 in the Register's Office of Davidson County, Tennessee and the other tract being the Gus Richards Jr., and Bobby Earl and Dale Roger property as described in instrument AF-20160802 0079874 in the Register's Office of Davidson County, Tennessee being more particularly described as follows:

**Beginning** at a concrete monument found on the eastern right-of-way line of Emerald Drive, having a 50' right-of-way width, said point also being the southwest corner of the Bernice Winfrey property as described in Deed Book 3067, Page 157 in the Register's Office of Davidson County, Tennessee and is located on the northern line of the property being herein described; thence, leaving said point, with and along the southern line of the aforementioned Bernice Winfrey property, South 84 degrees 36 minutes 36 seconds East, 256.43 feet to a concrete monument found at the south east corner of the aforementioned Bernice Winfrey property; thence, continuing with and along the same line, South 84 degrees 11 minutes06 seconds East, 474.69 feet to a concrete monument found at the northwest corner of the Trustees of Cedar Grove Missionary Baptist Church property as described in Instrument QC -20080804-0079931 in the Register's Office of Davidson County, Tennessee, said point also being the northeast corner of the property being herein described; thence, leaving said point South 05 degrees 51 minutes 12 seconds West, 526.00 feet to a capped iron rod set at the northeast corner of the Gus Richards Jr. property as described in Deed Book 8729, Page 409 in the Register's Office of Davidson County, Tennessee; thence, North 76 degrees 18 minutes 24 seconds West, 138.00 feet to a capped iron rod set; thence, South 15 degrees 34 minutes 33 seconds West, 130.00 feet to a capped iron rod set; thence, South 76 degrees 14 minutes 47 seconds East, 138.00 feet to a point located on the western right-of-way line of East Stewarts Lane, having a right-of-way width of 40 feet; thence, continuing along the west right-of-way line of East Stewarts Lane, in a curve to the left, having a radius of 430.56 feet, an arc length of 93.57 feet and being subtended by a chord of South 20 degrees 09 minutes 48 seconds West, 93.39 feet to a point; thence, South 15 degrees 05 minutes 48 seconds West, 63.23 feet to a point; thence, South 12 degrees 27 minutes 37 seconds West, 403.27 feet to a capped iron rod set at the terminus point of the west right-of-way line of East Stewarts Lane; thence, South 78 degrees 47 minutes 03 seconds East, 812.90 feet to a capped iron rod set; thence, South 28 degrees 03 minutes 09 seconds East, 78.20 to a capped iron rod stamped "Williams"; thence, South 48 degrees 05 minutes 24 seconds East, 55.00 feet to a capped iron rod stamped "Delle", said point being located on the western property line of the Metro Government Waste Water and Sewer property as recorded in instrument QC-20120912 0082692 in the Register's Office of Davidson County Tennessee; thence, leaving said point South 54 degrees 41 minutes 55 seconds West, 338.67 feet to a concrete monument found, said point being the southwest corner of the aforementioned Metro Government Waste Water and Sewer Property, the same point also being the

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B.R. & Rev POA

northwest corner of the Future Hill Investments Property as recorded in instrument QC-20150331 0027893 in the Register's office of Davidson County, Tennessee; thence, leaving said point and passing thru multiple 2" iron pipes South 54 degrees 45 minutes 22 seconds West, 848.06 feet to a capped iron rod stamped "Dale and Associates" found on the east right-of-way line of the Nashville & Western Railroad, having a right-of-way width of 100 feet, said point also being the southwest corner of the property being herein described; thence, leaving said point, with and along the east right-of-way line of the Nashville & Western Railroad, North 45 degrees 30 minutes 16 seconds West, 270.47 feet to a point; thence, in a curve to the right, having a radius of 1879.11 feet, an arc length of 1715.53 feet and being subtended by a chord of North 19 degrees 21 minutes 01 seconds West, 1656.57 feet to a point; thence, North 07 degrees 24 minutes 39 seconds East, 278.22 feet to a point; thence, in a curve to the left, having a radius of 1759.04 feet, an arc length of 216.61 feet and being subtended by a chord of North 03 degrees 52 minutes 59 seconds East, 216.48 feet to a capped iron rod set, said point being the northwest corner of the property being herein described; thence, leaving said point South 83 degrees 29 minutes 13 seconds East, 283.74 feet to the POINT OF BEGINNING.

Said described tracts of land containing 2,050,422.27 +/- Square Feet or 47.07 +/- Acres according to a land survey as performed by G. Scott Carter, TN RLS # 2391.

**TRACT 2**
**Tax Parcels: 06900008000, 08000005300, 08000002700, 08000002800 & 08000002900, Davidson County, Tennessee**

Five tracts of land, three being the Gus Richards, Jr. property as described in Deed Books 5391, Page 133, Deed Book 5552, Page 989, Deed Book 20040322, Page 0032073 in the Register's Office of Davidson County, Tennessee, the Gus Richards Jr., and Bobby Earl and Dale Roger property as described in instrument AF-20160802 0079874 in the Register's Office of Davidson County, Tennessee and the Metro Government Finance property as described in Deed Book 1729, Page 263 in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

**Beginning** at a capped iron rod set on the northern right-of-way line of County Hospital Road, having a right-of-way width of 80 feet and the south west corner of Lot 430 of the Bordeaux Hills Subdivision, Section 9 as recorded in Plat Book 4175, Page 116 in the Register's Office of Davidson County, Tennessee; thence, leaving said point, with and along the northern right-of-way line of County Hospital Road, in a curve to the right, having a radius of 2,054.75, an arc length of 88.15 feet and being subtended by a chord of North 86 degrees 51 minutes 14 seconds West, 88.15 feet to a point; thence in a curve to the right, having a radius of 3648.20, an arc length of 1,119.97 feet and being subtended by a chord of North 76 degrees 43 minutes 33 seconds West, 1,115.58 feet to a point; thence, continuing with and along the same right-of-way North 64 degrees 50 minutes 13 seconds West, 830.26 feet to a capped iron rod set; thence, leaving said right-of-way North 21 degrees 47 minutes 42 seconds East, 702.49 feet to a concrete monument found at the northeast corner of the Metro Government Waste Water & Sewer property as recorded in Deed Book 7783, Page 621 in the Register's Office of Davidson County, Tennessee; thence, leaving said point, North 82 degrees 52 minutes 09 seconds West, passing thru a capped iron rod stamped "Northcutt" at 611.09 feet for a total of 839.11 feet to the center of Whites Creek; thence, following the centerline of Whites Creek the following approximate chord distances and bearings: North 61 degrees 29 minutes 38 seconds East, 398 feet; thence, North 50 degrees 06 minutes 30 seconds East, 365 feet; thence, North 20 degrees 03 minutes 07 seconds East, 266 feet; thence, North 19 degrees 36 minutes 46 seconds West, 116 feet; thence, South 71 degrees 24 minutes 34 seconds West, 335 feet; thence, North 87 degrees 37 minutes 04 seconds West, 332 feet; thence, South 79 degrees 57 minutes 39 seconds West, 289 feet; thence, North 59 degrees 04 minutes 00 seconds West, 260 feet; thence, North 20 degrees 39 minutes 03 seconds West, 338 feet; thence, North 09 degrees 28 minutes 24 seconds East, 203 feet; thence, North 37 degrees 44 minutes 36 seconds East, 273 feet; thence, North 53 degrees 35 minutes 52 seconds East, n246 feet; thence, North 80 degrees 37 minutes 41 seconds East, 162 feet; thence, South 75 degrees 37 minutes 56 seconds East, 225 feet; thence, South 75 degrees 28 minutes 59 seconds East, 228 feet; thence, North 72 degrees 02 minutes 33 seconds East 135 feet; thence, North 11 degrees 29 minutes 50 seconds East 131 feet; thence, North 08 degrees 09 minutes 10 seconds West, 168 feet; thence, North 05 degrees 14 minutes 34 seconds East, 118 feet; thence, North 37 degrees 15 minutes 40 seconds East, 165 feet; thence, North 50 degrees 16 minutes 58 seconds East, 228 feet; thence, North 18 degrees 12 minutes 36 seconds East, 199 feet; thence. North 12 degrees 20 minutes 41 seconds East, 349 feet; thence, North 13 degrees 07 minutes 30 seconds East, 264 feet to a point; thence, leaving the centerline of Whites Creek, South 83 degrees 38 minutes 42 seconds East, passing thru a capped iron rod witness pin at the top of bank and a capped iron rod stamped "BEA", having a distance of 203.36 feet between them, for a total of 1,027.83 feet to a capped iron rod found on the western right-of-way line of the Nashville & Western Railroad, having a right-of-way width of 100 feet, said point also the northeast corner of the property being herein described, the same point being the southeast corner of the Metro Government Waste Water & Sewer property as described in Deed Book 4004, Page 488 in the Register's Office of Davidson County, Tennessee; thence, leaving said point, with and along the western right-of-way line of the Nashville and Western Railroad, in a curve to the right, having a radius of 1,659.04 feet, an arc length of 217.24 feet and being subtended by a chord of South 03 degrees 39 minutes 34 seconds West, 217.09 feet to a point; thence, South 07 degrees 24 minutes 39 seconds West, 278.75 feet to a point; thence, in a curve to the left, having a radius of 1,979.11 feet, an arc length of 1,807.36 feet and being subtended by a chord of South 19 degrees 20 minutes 33 seconds East, 1,745.21 feet to a point; thence, South 45 degrees 30 minutes 16 seconds East, 333.88 feet to a capped iron rod set at the intersection point of the western right-of-way line of the Nashville & Western Railroad and the northern corner of the "Reserved Lot", Bordeaux Hills Subdivision, Section 8, as recorded in Plat Book 4175, Page 113 in the Register's Office of Davidson County, Tennessee; thence, leaving said point, with and along the western property line of the aforementioned Bordeaux Hills Subdivision, South 07 degrees 09 minutes 22 seconds West, 212.74 feet to a concrete monument found on the west right-of-way line of Olsen Lane, having a right-of-way width of 50 feet; thence, South 07 degrees 20 minutes 22 seconds West, 305.02 feet to a capped iron rod set; thence, North 83 degrees 57 minutes 38 seconds West, 52.46 feet to a concrete monument found at the northeast corner of Lot 543, Bordeaux Hills Subdivision; thence, South 14 degrees

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23 minutes 22 seconds West, 159.53 feet to a concrete monument found at the northeast corner of Lot 547, Bordeaux Hills Subdivision, Section Seven as shown in Plat Book 3842, Page 73 in the Register's Office of Davidson County, Tennessee; thence, North 88 degrees 50 minutes 17 seconds West, 278.55 feet to a ½" iron rod found, said point being the northeast corner of Lot 551, Bordeaux Hills Subdivision; thence, South 00 degrees 56 minutes 31 seconds West, 195.00 feet to a capped iron rod set on the western right-of-way line of Panorama Drive as shown in Plat Book 3842, Page 73 in the Register's Office of Davidson County, Tennessee, having a right-of-way width of 50 feet; thence, North 89 degrees 07 minutes 17 seconds West, 82.22 feet to a ¾" iron pin; thence, continuing with and along the western property line of the aforementioned Bordeaux Hills Subdivision, South 01 degrees 18 minutes 35 seconds West, 71.05 feet to a ¼" iron pin; thence, South 31 degrees 52 minutes 11 seconds East, 143.79 feet to a capped iron rod set; thence, South 21 degrees 16 minutes 43 seconds West, 80.70 feet to a ½" iron pin; thence, South 18 degrees 58 minutes 17 seconds East, 173.63 feet to a point; thence, South 27 degrees 16 minutes 17 seconds East, 183.50 feet to a point; thence, South 34 degrees 57 minutes 22 seconds East, 167.40 feet to a ½" iron pin; thence, South 64 degrees 33 minutes 56 seconds East, 71.17 feet to a ½" iron pin; thence, South 15 degrees 43 minutes 21 seconds East, 117.29 feet to a 1" leaning iron pin; thence, North 74 degrees 35 minutes 49 seconds East, 14.55 feet to a point; thence, North 71 degrees 15 minutes 49 seconds East, 14.55 feet to a 5/8" iron pin; thence, South 18 degrees 44 minutes 11 seconds East, 139.95 feet to a capped iron rod set; thence, South 35 degrees 17 minutes 49 seconds West, 35.74 feet to a 5/8" iron pin; thence, South 48 degrees 16 minutes 26 seconds East, 49.67 feet to a 5/8" iron pin; thence, South 04 degrees 44 minutes 02 seconds East, 110.28 feet to the POINT OF BEGINNING.

Said described tracts of land containing 7,870,399.75 +/- Square Feet or 180.68 +/- Acres according to a land survey as performed by G. Scott Carter, TN RLS # 2391.

**SOURCE OF TITLE**
Being a portion of the same property conveyed to Gus Richards, Jr. by Warranty deed from Ben Jack Odom, joined by his wife, Jean Ellis Odom, and James M. Wilson, Trustee of the James M. Wilson Living Trust, each owning a one-half (1/2) undivided interest of record in Instrument No. 20040322-0032073 Register's Office for Davidson County, Tennessee, dated March 4, 2004 and recorded on March 22, 2004

Being a portion of the same property conveyed to Georgia Mae Richards by Warranty deed from Gus Richards, Jr., Bobby E. Richards, Dorothy Jean Richards Ellis, Peggy Joe Richards Fielder and Betty Faye Richards Causey, heirs at law of Gus Richards of record in Book 3463, page 525, Register's Office for Davidson County, Tennessee, dated November 23, 1962 and recorded on November 28, 1962, and by Deed from Roger Dale Richards of record in Book 4084, Page 814, Register's Office for Davidson County, Tennessee. The said Georgia Mae Richards having since died on March 14, 1993, leaving her children, Gus Richards, Jr., Bobby Earl Richards, Dorothy Jean Richards Ellis, Peggy Jo Richards Fielder, Betty Faye Richards Causey and Roger Dale Richards. See Affidavit of Heirship of record in Instrument No. 20160802-0079874, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gus Richards, Jr. by Warranty deed from Georgia Mae Richards of record in Book 5552, page 989, Register's Office for Davidson County, Tennessee, dated January 8, 1980 and recorded on January 9, 1980.

Being a portion of the same property conveyed to Gus Richards, Jr. by Installment deed from Opal M. Graves, Mildred Baird Dixon and Bernice Cato Baird of record in Book 5391, page 133, Register's Office for Davidson County, Tennessee, dated January 31, 1979 and recorded on January 31, 1979.

This conveyance is subject to:
- Right of Way Easement of record in Book 5971, Page 522, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6032, Page 603, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement Transmission of record in Instrument Number 20120914-0083701, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8510, Page 820, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8510, Page 823, in the Register's Office for Davidson County, Tennessee.
- Agreed Final Order of record in Book 8549, Page 539, in the Register's Office for Davidson County, Tennessee.
- Agreed Final Order of record in Book 8549, Page 535, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 2155, Page 311, Book 2549, page 515, Book 787, page 44, Book 787, page 78,, in the Register's Office for Davidson County, Tennessee.
- Easements contained in Deed of record in Book 3463, Page 525, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is property commonly known as: **0 County Hospital Road, 0 E. Stewarts Lane, 1501 E. Stewarts Lane, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

PJF

Witness my/our hand(s) this the 24th DAY OF APRIL, 2019.

Gus Richards, Jr.
Gus Richards, Jr.

Bobby Earl Richards by Judy Richards as POA
Bobby Earl Richards

Peggy Jo Richards Fielder
Peggy Jo Richards Fielder

Roger Dale Richards
Roger Dale Richards

Dorothy Jean Richards Ellis
Dorothy Jean Richards Ellis

Betty Faye Causey
Betty Faye Richards Causey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GUS RICHARDS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2019.

Notary Public
My Commission Expires: _____

CHRISTOPHER B. FOWLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Judy Richards, attorney-in-fact for

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY EARL RICHARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2019.

Notary Public
My Commission Expires: _____

CHRISTOPHER B. FOWLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY JO RICHARDS FIELDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2019.

Notary Public
My Commission Expires: _____

CHRISTOPHER B. FOWLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2023

PJF

B.R. by JR as POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER DALE RICHARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2019.

Notary Public
My Commission Expires: _____

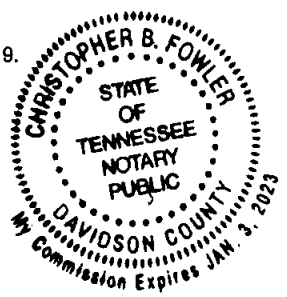



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY JEAN RICHARDS ELLIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2019.

Notary Public
My Commission Expires: _____

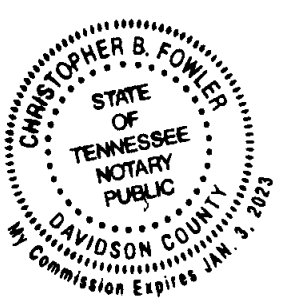



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY FAYE RICHARDS CAUSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2019.

Notary Public
My Commission Expires: _____




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

RDR BC

BC by J.R. as POA PJF

JR