Karen Johnson Davidson County
Batch# 288912 DEEDWARRSP
09/20/2019 02:35:30 PM 6 pgs
Fees: $33.00 Taxes: $3,927.07
20190920-0095937

SPECIAL WARRANTY DEED

TO: Trey Cain, Trustee of the Lemons and Lemonade Education Trust 2015*4, and Trey Cain, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: North Lights, LLC

Address of New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
North Lights, LLC and Trey Cain, Trustee 150 3rd Avenue South, Suite 1800 Nashville, TN 37201	Same	07101001700 07101001800 07101001900 07101002000 07101002100 07101001600 07105001600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,061,369.76.

Affiant

Sworn to and subscribed before me, this 20th day of September, 2019.

Notary Public

My Commission Expires: January 3, 2023

KIMBERLY ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **North Lights, LLC, a Tennessee limited liability company** (hereinafter called the "Grantor"), by these presents does transfer, sell and convey unto **Trey Cain, Trustee of the Lemons and Lemonade Education Trust 2015*4 a 5.4% undivided interest, and to Trey Cain, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust a 3.4% undivided interest** (collectively, hereinafter called the "Grantee"), and Grantee's successors and assigns, of Grantor's interest as owner in certain tracts of land in Davidson County, Tennessee, described on Exhibit A

attached hereto and incorporated herein by reference, and any improvements thereon. The above-referenced property is conveyed subject to all matters of public record.

This is unimproved property located at 509, 511, 513, and 515 West Trinity Lane, 0 and 2300 Old Matthews Road, and 0 Toney Road, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantor, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), 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.

After the conveyance set forth in this deed, North Lights LLC will own a tenants in common interest of 59.0%, Mary Wester, Trustee of the Mary Margaret Wester Trust will own a tenants in common interest of 32.2%, Trey Cain, Trustee of the Lemons and Lemonade Education Trust 2015*4 will own a tenants in common interest of 5.4%, and Trey Cain, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust will own a tenants in common interest of 3.4%.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the 20th day of September, 2019.

GRANTOR: NORTH LIGHTS, LLC,
a Tennessee limited liability company

By: _____
Britnie Turner, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Michael McKnight, a Notary Public in and for the County and State aforesaid, personally appeared Britnie Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of North Lights, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Manager.

Witness my hand and seal, at Office in Nashville, Tennessee, this 20th day of September, 2019.

_____
Notary Public

My Commission Expires: 11/8/21

MICHAEL MCKNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

Tract 1:

A tract of land situated in the 1st Civil District, 2nd Councilmanic District of Nashville Davidson County, Tennessee, and described according to a survey made by W.T. Smith-Land Surveying, Tennessee R.L.S. # 2012 dated May 31, 2006, and more particularly described as follows:

BEGINNING at a iron rod (set) in the North margin of West Trinity Lane, said rod being the Southeast corner of the property conveyed to L.L. Woods as evidenced in Deed Book 6643, Page 696, R.O.D.C., TN and the Southwest corner for this herein described tract of land; thence, with Woods' East line N 38 deg. 13' 19" W 634.52' to a iron pipe (found), said pipe being Woods' Northeast corner and the Southeast corner of the property conveyed to Moss Investment as evidenced in Deed Book 5494, Page 438, R.O.D.C., TN;

thence, with Moss Investment's East line N 08 deg. 04' 55" W 191.81' to a iron rod, (found), said rod being the Northeast corner of the Moss Investment Property and the Southeast corner of the Kenneth Jakes Property as evidenced in Deed Book 11361, Page 281, R.O.D.C, TN; thence, with Jakes' East line N 38 deg. 26' 08" W and passing through Jakes Northeast corner at a distance of 509.11' for a total distance of 519.58' to a iron rod (set) in the Easterly margin of Toney Road;

thence, with the Easterly margin of Toney Road for the next 3-calls N 25 deg 12' 32" E 272.53' to a iron rod (set); thence, N 23 deg. 04' 44" W 161.17' to a iron rod (set); thence, N 04 deg, 20' 47" E 147.45' to a iron rod (set); said rod being the Southwest corner of the property conveyed to Pamela B. Townsend as evidenced in Instrument #20051214- 0150078, R.O.D .C., TN and the Northwest corner for this tract of land;

thence, with the North line for this tract of land S 78 deg. 29' 41" E 595.83' to a iron rod (set) in the South line of the Allison Yvette Patton Property as evidenced in Instrument #20051101-0132106, R.O.D.C., TN; and also being the Northwest corner of Lot No. 69 as shown on Section 1, 4th Addition Trinity Hills Village as of record in Plat Book 6050, Page 448, R.O.D.C., TN;

thence, with the West boundary line of aforementioned subdivision S 06 deg. 20' 52" E 213.97' to a iron rod (set) in the centerline of the terminus of a 70' R.O.W. known as Trinity Hills Parkway as shown on Section .1 - 3rd Addition Trinity Hills Village of record in Plat Book 6050, Page 448, R.O.D.C, TN; thence, with the centerline of said R.O.W., with a curve to the left having a delta of 00 deg. 50' 29", a radius of 1,273.94', a tangent of 9.36', an arc length of 18.71', and a chord bearing and distance of N 84 deg. 37' 34" W 18.71' to a iron rod (set); thence, leaving said centerline of said R.O.W. and running with the West boundary of Section 1 - 3rd Addition Trinity Hills Village as shown in Plat Book 4300, Page 29, R.O.D.C., TN S 06 deg. 03' 26' E 117.68' to a iron rod (found) in concrete;

thence, continuing with said subdivision boundary S 01 deg. 41' 19" E 279.06' to a iron rod (set), said rod being the Southwest corner of Lot No, 28 of said subdivision; thence, with the South line of said lot for the next 2-calls N 84 deg. 23' 16" E 43.00' to a iron rod (set); thence, N 80 deg. 51' 44" E 83.59' to a concrete monument (found) in the West margin of Mathews Road; thence, with the West

margin of said road for the next 7-calls S 09 deg. 34' 30" E 432.73' to a iron rod (set); thence, N 56 deg. 26' 24" E 5.00' to a iron rod (set); thence, S 11 deg. 48' 36" E 86.53' to a iron rod (set); thence, S 32 deg. 46' 49" W 6.'56' to a iron rod (set); thence, S 11 deg. 48' 36" E 123.03' to a iron rod (set); thence with a curve to the left having a delta of 05 deg. 04' 46", a radius of 1,172.90', a tangent of 52.02' a arc length of 103.98', and a chord bearing and distance of S 14 deg. 20' 58" E 103.95' to a iron rod (set); thence, S 16 deg. 53' 21" E 87.38' to a iron rod (set); in the West margin of Mathews Road and the North margin of West Trinity Lane;

thence with the North margin of West Trinity Lane and with a curve to the left having a delta of 21 deg. 1:8' 19", a radius of 764.44', a tangent of 143.79', a arc length of 284.26', and a chord bearing and distance of S 67 deg. 03' 47" W 282.62' to the Point-Of-Beginning, containing 848,400 S.F., or 19.48 Acres, more or less.

Being the same property conveyed to Aerial Investment Properties, LLC by Warranty Deed of record in Instrument No. 201306210063711, in the Register's Office for Davidson County, Tennessee.

Tract 2:

Parcel 1:

Beginning at an iron pin set in the Northerly right-of-way of West Trinity Lane, being the Southwest corner of this herein descried parcel of land, thence leaving said right-of-way of West Trinity Lane N 38°02'49" W a distance of 177.50' to an iron pin set;

thence S 54°58'00" W a distance of 60.00' to an iron pin set;
thence N 37°50'10" W a distance of 396.83' to an iron pin set;
thence N 23°31'22" E a distance of 114.30' to an iron pin found;
thence S 37°54'45" E a distance of 634.41' to an iron pin found;
thence with a curve to the left having an arc length of 40.65', a radius of 1105.71',

and a chord bearing and distance of S 55°30'08" W 40.651 to the point of beginning having an area of 50,181.58 square feet, containing 1.15 acres more or less. According to the survey performed by Timothy Mark Donlon on March 27, 2016.

Parcel 2:

Beginning at an iron pin set in the Northerly right-of-way of West Trinity Lane, being the Southwest corner of this herein descried parcel of land, thence leaving said right-of-way of West Trinity Lane N 37°50'10" W a distance of 177.34' to an iron pin set;

thence N 54°58'00" E a distance of 60.00' to an iron pin set;
thence S 38°02'49" E a distance of 177.50' to an iron pin set;
thence S 55°05'11" W a distance of 60.66' to the point of beginning.

Having an area of 10,689.36 square feet, containing 0.25 acres more or less. According to the survey performed by Timothy Mark Donlon on march 27, 2016.

Being the same property conveyed to Aerial Investment Properties, LLC by Warranty Deed of record in Instrument No. 20160523-0051424, in the Register's Office for Davidson County, Tennessee.

All of the foregoing being the same property conveyed to North Lights, LLC by Warranty Deed of record in Instrument No. 20170822-0086030, in the Register's Office for Davidson County, Tennessee and being the same property conveyed in part to Mary Wester, Trustee of the Mary Margaret Wester Trust by deed of record at Instrument No. 20190206-0011429, in the Register's Office for Davidson County, Tennessee

CERTIFICATE OF AUTHENTICITY

I, Kitty W. Martin, do hereby make oath that I am 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.

Kitty W. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kitty W. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20th day of September, 2019.

Notary Public

My Commission Expires:

