RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.TN1912727

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 331790 DEEDWARR
12/18/2019 12:27:30 PM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20191218-0130614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 4,000,000.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of December, 2019.

NOTARY PUBLIC

My commission expires: 8.1.22

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
West End Builders, Inc 1345 Sweetwater Drive Brentwood, TN 37027-7872	Same address as new owner	172-00-0-179.00

FOR AND IN CONSIDERATION of $10.00 (ten dollars) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged; the undersigned, Woodlands Development, LLC, a Tennessee Limited Liability Company hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, West End Builders, Inc., a Tennessee Corporation, hereinafter called the Grantee(s), its heirs and assigns forever, that certain parcel of real estate situated in Nashville, Davidson County, Tennessee, and being further described as follows, to-wit: **SEE EXHIBIT A attached hereto and incorporated herein by reference ("Property")**

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with the Grantee, its successors and assigns, that Grantee is lawfully seized and possessed of the Property and the same is free of all encumbrances made or entered into by Grantor, except as otherwise set forth herein, and binds itself, its successors and assigns, to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Notwithstanding anything to the contrary contained herein, this conveyance is made subject to all taxes, easements, restrictive covenants and conditions, and all other matters of record, and any zoning and subdivision regulations of the appropriate governing body, including any items set out on any applicable plat of record.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 11 day of December, 2019.

Woodlands Development, LLC

BY: Armando Estrada

ITS: Manager

STATE OF TENNESSEE

COUNTY OF ~~Kutt~~ KW Williamson

Before me, Katherine Warren a notary public, personally appeared Armando Estrada, 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 the Managing Member (or other officer duly authorized to execute this instrument) of Woodlands Development, LLC, the within named Grantor, a Tennessee Limited Liability Company, and acknowledged that s/he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation.

WITNESS my hand and seal, this the 11 day of December, 2019.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4/13/22

File No: TN1912727

EXHIBIT A

LEGAL DESCRIPTION WOODLANDS PHASE 3 LOT 1

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF PROPOSED LOT 1, THE WOODLANDS PHASE 3, AS SHOWN BY FINAL PLAT OF SUBDIVISION OF 1203 PINEVIEW LN NASHVILLE, TN OF RECORD IN INSTRUMENT NO. 20190909-0090749, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT, AND AS SET FORTH AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EAST MARGIN OF BOXWOOD DR TRAVEL THENCE
S 77-55-45 E 120.00' TO AN IRON PIN, THENCE S 77-55-45 E 93.55' TO AN IRON PIN, THENCE
S 07-35-18 W 179.60' TO AN IRON PIN, THENCE S 16-49-21 W 131.57' TO AN IRON PIN, THENCE
N 59-56-28 W 135.23' TO AN IRON PIN, THENCE S 57-39-15 W 460.11' TO AN IRON PIN, THENCE
S 44-19-45 W 197.26' TO AN IRON PIN, THENCE S 61-28-10 E 182.72' TO AN IRON PIN, THENCE
S 71-50-04 E 108.90' TO AN IRON PIN, THENCE S 02-14-03 E 82.74' TO AN IRON PIN, THENCE
S 50-23-43 W 628.06' TO AN IRON PIN, THENCE N 46-17-57 W 560.52', THENCE N 35-01-04 W 409.85' TO AN IRON PIN, THENCE N 30-42-24 W 282.60' TO AN IRON PIN, THENCE N 34-01-54 W 149.15' TO AN IRON PIN, THENCE N 26-22-57 W 230.02' TO AN IRON PIN, THENCE N 09-46-44 W 255.34' TO AN IRON PIN, THENCE N 81-53-35 E 196.74' TO A CONCRETE MARKER, THENCE N 82-02-36 E 73.20' TO A CONCRETE MARKER, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 406.51' AN ARC LENGTH OF 81.87' AND A CHORD BEARING S(N) 87-49-22 W(E) TO AN IRON PIN, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 25.00' AN ARC LENGTH OF 34.16' AND A CHORD BEARING S 47-02-22 E TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 276876.97' AN ARC LENGTH OF 141.98' AND A CHORD BEARING S 05-42-22 E TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 1028.34' AND AN ARC LENGTH OF 305.21' AND A CHORD BEARING N(S) 14-12-05 W(E) TO AN IRON PIN, THENCE
S 22-42-15 E 120.00' TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 679.35' AN ARC LENGTH OF 150.58' AND A CHORD BEARING N(S) 29-04-28 W(E) TO AN IRON PIN, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 35.00' AN ARC LENGTH OF 24.13' AND A CHORD BEARING S 12-27-31 E TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 50.00' AN ARC LENGTH OF 93.70' AND A

CHORD BEARING N(S) 46-23-42 W(E) TO AN IRON PIN, THENCE S 10-12-22 E 120.00' TO AN IRON PIN, THENCE N 59-44-25 E 116.59' TO AN IRON PIN, THENCE N 49-42-40 E 171.69' TO AN IRON PIN, THENCE N 09-18-32 E 120.83' TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 50.00' AN ARC LENGTH OF 100.40' AND A CHORD BEARING S(N) 32-48-50 W(E) TO AN IRON PIN, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 35.00' AN ARC LENGTH OF 27.55' AND A CHORD BEARING N 02-09-40 W TO AN IRON PIN, THENCE N 29-28-10 E 304.79' TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 275.00' AN ARC LENGTH OF 152.65' AND A CHORD BEARING N 13-34-03 E TO AN IRON PIN, THENCE N 75-02-34 E 39.79' TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 183.00' AN ARC LENGTH OF 330.97' AND A CHORD BEARING S(N) 79-35-42 W(E) TO AN IRON PIN, THENCE S 60-58-43 E 43.33' TO AN IRON PIN, THENCE S 71-41-34 E 100.92' TO AN IRON PIN, THENCE S 10-59-15 W 44.92' TO AN IRON PIN, THENCE S 77-56-31 E 117.10' TO AN IRON PIN, THENCE S 12-19-52 W 35.06' TO AN IRON PIN, THENCE S 77-55-45 E 46.18' TO AN IRON PIN AT THE POINT OF BEGINNING CONTAINING 1342905.3 SQ FT OR 30.8 ACRES, MORE OR LESS, ACCORDING TO THE RECORDED PLAT BY ELKINS SURVEYING CO. DATED MARCH 6,2019.

LEGAL DESCRIPTION WOODLANDS PHASE 3 LOT 2

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF PROPOSED LOT 2, THE WOODLANDS, PHASE 3, AS SHOWN BY FINAL PLAT OF SUBDIVISION OF 1203 PINEVIEW LN, NASHVILLE, TN, OF RECORD IN INSTRUMENT NO. 20190909-0090749 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT, AND AS SET FORTH AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTH MARGIN OF PLUMWOOD COURT TRAVEL THENCE N 41-19-26 E 15.89' TO AN IRON PIN, THENCE S 46-12-00 E 117.70' TO AN IRON PIN, THENCE S 43-49-57 W 42.90' TO AN IRON PIN, THENCE S 60-58-43 E 37.22' TO AN IRON PIN, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 183.00' AND AN ARC LENGTH OF 330.97' AND A CHORD BEARING S 79-35-42 W TO AN IRON PIN, THENCE
S (N) 75-02-34 W(E) 39.79' TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 275.00 AND AN ARC LENGTH OF 158.43' AND A CHORD BEARING
N 18-50-20 W TO AN IRON PIN, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 25.00' AND AN ARC LENGTH OF 30.67' AND A CHORD BEARING N 00-11-54 W TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 275.00' AND AN ARC LENGTH OF 228.83' AND A CHORD BEARING S(N) 11-06-32 W(E) TO AN IRON PIN, THENCE N 84-39-05 E 67.59' TO AN IRON PIN, THENCES 17-13-02 E 60.09' TO AN IRON PIN, THENCE S 35-47-21 E 88.14' TO AN IRON PIN, THENCE S 46-10-03 E 130.44' TO THE POINT OF BEGINNING

CONTAINING 92380.9 SQ FT OR 2.1 ACRES, MORE OR LESS, ACCORDING TO THE RECORDED PLAT BY ELKINS SURVEYING CO. DATED MARCH 6, 2019.

And being all of Proposed Lots 1 and 2 on the Final Plat, Subdivision of 1203 Pineview LN, as of record in Instrument No. 20190909-0090749, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being a portion of the property conveyed to Woodlands Development, LLC by Quitclaim Deed from Tojo Investments, LLC, dated 6/12/2014, recorded 6/12/2014, of record in Instrument No. 20140612-0051487, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property previously conveyed to Tojo Investments, LLC by Special Warranty Deed from BancorpSouth Bank, dated 4/12/2012, recorded 4/18/2012, of record in Instrument No. 20120418-0033035, said Register's Office.

Map/Parcel # 172-00-0-179.00/172-00-0-269.00

This improved property is more commonly referred to as follows: Lot 1 and 2, 1203 Pineview Lane, Nashville, Tennessee 37211.

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

201912180130614