THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-26932A

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 511,501.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF FEB., 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 362666 DEEDWARR
02/25/2020 08:54:19 AM 3 pgs
Fees: $18.00 Taxes: $1,892.55

20200225-0020546

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seven Hills, LLC	OWNER	
3314 West End Avenue, Apt. 302		12800000900
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **West Nashville Living, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Seven Hills, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A TRACT OF LAND IN THE TWENTY-SECOND COUNCILMANIC DISTRICT OF METRO-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING PART OF THE SAME PROPERTY CONVEYED TO THE WILLIAM E. & MARCIA F. MERCER TRUST, AS EVIDENCED IN BOOK 10736, PAGE 523, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT OLD AT THE SOUTHEAST TERMINUS OF FORREST VALLEY DRIVE, AT A DISTANCE OF 30 FEET FROM THE CENTER OF THE SAID DRIVE, SAID MONUMENT BEING THE NORTHEAST BOUNDARY CORNER OF LOT 22 OF THE THOUSAND OAKS ESTATES, AS EVIDENCED IN BOOK 3700, PAGE 82, R.O.D.C., TN., SAID MONUMENT ALSO BEING IN THE SOUTH BOUNDARY OF PARCEL 151.00, THE EAGLE CREST PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20100305-0017296, R.O.D.C., TN.; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 151.00, SOUTH 82 DEG 18 MIN 12 SEC EAST, AT A DISTANCE OF 592.76 FEET TO A CAPPED IRON ROD OLD, STAMPED RAGAN SMITH, SAID ROD BEING THE SOUTHWEST BOUNDARY CORNER OF PARCEL 8.00, THE ABDUL AL-SAIDY PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20070530-0063901, R.O.D.C., TN.; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 8.00, SOUTH 84 DEG 52 MIN 52 SEC EAST, AT A DISTANCE OF 96.76 FEET TO AN IRON ROD OLD IN THE EASTERLY MARGIN OF INTERSTATE 40; THENCE, WITH THE SAID EASTERLY MARGIN OF INTERSTATE 40 TO POINTS AS FOLLOWS: WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 4,304.34 FEET, AN ARC LENGTH OF 178.44 FEET, AND A CHORD BEARING OF SOUTH 22 DEG 05 MIN 57 SEC WEST, AT A CHORD DISTANCE OF 178.42 FEET TO A CONCRETE HIGHWAY MONUMENT OLD; THENCE, SOUTH 20 DEG 54 MIN 42 SEC WEST, AT A DISTANCE OF 582.22 FEET TO A CONCRETE HIGHWAY MONUMENT OLD; THENCE, SOUTH

62 DEG 06 MIN 13 SEC EAST, AT A DISTANCE OF 34.09 FEET TO A CONCRETE HIGHWAY MONUMENT OLD; THENCE, SOUTH 20 DEG 32 MIN 28 SEC WEST, AT A DISTANCE OF 896.95 FEET TO A CONCRETE HIGHWAY MONUMENT OLD; THENCE, NORTH 69 DEG 54 MIN 44 SEC WEST, AT A DISTANCE OF 101.57 FEET TO A CONCRETE HIGHWAY MONUMENT OLD; THENCE, SOUTH 20 DEG 49 MIN 29 SEC WEST, AT A DISTANCE OF 850.31 FEET TO A CAPPED IRON ROD NEW, BEING THE NORTHEAST BOUNDARY CORNER OF PARCEL 10.00, THE WILLIAM WAYNE ADAMS, Sr. et ux PROPERTY, AS EVIDENCED IN BOOK 6336, PAGE 229, R.O.D.C., TN.; THENCE, WITH THE NORTH BOUNDARY OF THE SAID PARCEL 10.00, NORTH 79 DEG 29 MIN 56 SEC WEST, AT A DISTANCE OF 680.78 FEET TO Al INCH IRON ROD OLD IN THE NORTH BOUNDARY OF PARCEL 10.01, THE WILLIAM WAYNE ADAMS, Jr. PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20181231-0126470, R.O.D.C., TN.; THENCE, WITH THE SAID NORTH BOUNDARY OF PARCEL 10.01, NORTH 77 DEG 18 MIN 58 SEC WEST, AT A DISTANCE OF 130.28 FEET TO A CAPPED IRON ROD NEW IN THE EAST BOUNDARY OF PARCEL 11.00, THE CHARLIE B. MITCHELL, Jr. PROPERTY, AS EVIDENCED IN BOOK 10629, PAGE 769, R.O.D.C., TN.; THENCE, WITH THE SAID EAST BOUNDARY OF PARCEL 11.00, NORTH 07 DEG 47 MIN 19 SEC EAST, AT A DISTANCE OF 1,704.94 FEET TO A 5/8 INCH IRON ROD OLD IN THE SOUTH BOUNDARY OF PARCEL 129.00, THE AMON RINGEMANN AND ANNA RINGEMANN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20190530-0051106, R.O.D.C., TN.; THENCE, WITH THE SAID SOUTH BOUNDARY OF PARCEL 129.00, NORTH 65 DEG 46 MIN 32 SEC EAST, AT A DISTANCE OF 494.95 FEET TO A CONCRETE MONUMENT OLD, BEING THE SOUTH BOUNDARY CORNER OF LOT 23 OF THE SAID THOUSAND OAKS ESTATES; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID LOT 23, NORTH 65 DEG 05 MIN 48 SEC EAST, AT A DISTANCE OF 149.36 FEET TO A CAPPED IRON ROD NEW IN ROCK OUTCROP, SAID ROD BEING THE SOUTHWEST BOUNDARY CORNER OF THE SAID LOT 22; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID LOT 22, NORTH 65 DEG 05 MIN 48 SEC EAST, AT A DISTANCE OF 309.05 FEET TO A 1 INCH IRON PIPE OLD; THENCE, WITH THE EAST BOUNDARY OF THE SAID LOT 22, NORTH 09 DEG 11 MIN 32 SEC WEST, AT A DISTANCE OF 177.23 FEET TO THE POINT OF BEGINNING, CONTAINING 55.82 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 19-198, ON SEPTEMBER 20, 2019.

Being a part of the same property conveyed to West Nashville Living, LLC, a Tennessee limited liability company by Warranty deed from William E. Mercer and Marcia F. Mercer, husband and wife of record in Instrument No. 20190930-0099335 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on September 30, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Reference to acreage is left in the description merely for convenience in identifying the tract (3) Grant of Easement of record in Instrument Number 20190815-0081666; Instrument Number 20190531-0051817 and Instrument Number 20070312-0030285, Register's Office for Davidson County, Tennessee; (4) Subject to terms and provisions of said ground lease agreement of record in Deed Book 9874, Page 11 and amended by Instrument Number 20051208-0147651, Instrument Number 20120127-0007806 and Instrument Number 20190531-0051818, Register's Office for Davidson County, Tennessee; (5) Subject to terms and provisions of said lease agreement of record in Instrument Number 20051208-0147650, Register's Office for Davidson County, Tennessee; (6) Subject to terms and provisions of said lease agreement of record in Book 11520, Page 488 as amended by Book 11520, Page 506 and Instrument Number 20081201-0116481, Register's Office for Davidson County, Tennessee; (7) All restrictions of record; (8) All easements of record; (9) All visible easements; (10) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **7378 George E. Horn Road, Nashville, TN 37209.**

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

Witness Grantor's hand this the 24 day of February, 2020.

West Nashville Living, LLC

BY: _____
Mark A. Hayes, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Mark A. Hayes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of West Nashville Living, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Managing Member.

Witness my hand and official seal this the 24 day of February, 2020.

My Commission expires: 1-7-24

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE