Karen Johnson Davidson County
Batch# 369976 DEEDWARR
03/10/2020 11:13:49 AM 9 pgs
Fees: $48.00 Taxes: $21,312.00
20200310-0026775

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Robert West c/o: Ingram Entertainment Inc. Two Ingram Blvd. La Vergne, TN 37089 Record & Return To: Bridgehouse Title 342 Cool Springs Blvd. Ste. 202 Franklin, TN 37067	The actual consideration or value, whichever is greater, for this transfer is: $5,760,000.00 Affiant Subscribed and sworn to before me this 9th day of March, 2020. Notary Public My Commission Expires:

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information Map and Parcel/Account:
David B. Ingram 4417 Tyne Blvd. Nashville, TN 37215	David B. Ingram 4417 Tyne Blvd. Nashville, TN 37215	10000001000 10000004700 10000007600 10000007700

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, INDIAN CREEK PARTNERS, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer to David B. Ingram, an individual ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto (the "Property"), together with the easements and right-of-way and all rights appertaining to (i) the Surface and Overhead Avigation Easement of record as Instrument No.: 20140619-0053557 in the Register's Office for Davidson County, Tennessee; and (ii) the Easement and Agreement to Maintain of record in Book 11575, Page 747 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as:

- 7372 Indian Creek Road, Nashville, TN consisting of Tax Map and Parcel 10000001000 and 10000007600;
- 7374 Indian Creek Road, Nashville, TN consisting of Tax Map and Parcel 10000007700; and
- 7382 Indian Creek Road, Nashville, TN consisting of Tax Map and Parcel 10000004700.

To have and to hold said real estate, with the appurtenances, estate, title and interest thereto

belonging, to Grantee, his heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs, successors and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 9th day of March 2020.

GRANTOR:

INDIAN CREEK PARTNERS, a Tennessee general partnership

By: Carolyn N Tune
Carolyn N. Tune, Partner

By: David C Tune
David C. Tune, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Carolyn N. Tune and David C. Tune, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged themselves to be the partners of INDIAN CREEK PARTNERS, a Tennessee general partnership, and that they as the partners of INDIAN CREEK PARTNERS, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as the partners of INDIAN CREEK PARTNERS.

WITNESS my hand, at office, this 6th day of March, 2020.

Notary Public

My Commission Expires: 07/03/2023

MIKE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description of the Property

Map 100, Parcel 47

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee and a portion of Parcels 47 and 45 of Tax Map 100,and being more particularly described according to a survey by Jim McAleer, dated March 1, 2004, as follows:

Beginning at an iron pin in the westerly margin of Indian Creek Road, said point being the northeast corner of Tract 1 of the Division of the Rowena O'Brien Farm and the northeast corner of Parcel 47, thence with said margin and with a curve to the left, said curve having a radius of 107.23 feet,an arc distance of 108.85 feet and a chord bearing and distance of South 11^08'26" East 104.24 feet to an iron pin; thence leaving said margin North 89^04'51" West 629.00 feet to an iron pin; thence South 04^20'01" East 108.76 feet to a metal fence post; thence South 02^06'54" East 131.97 feet to an iron pin, said pin being in the southerly line of Tract 2 and in the northerly line of Leslie Mondelli, Et Ux, as of record in Deed Book 6078, Page 767; thence with the southerly line of Tract 2 North 77^17'19" West 451.38 feet to an iron pin, said point being in the easterly line of Siempre Enterprises(Parcel 77), as of record in Deed Book 20030512, Page 0063394; thence with said easterly line North 37^0704" East 174.04 feet to an iron pin; thence with a new line N 02^51'00" West 175.39 feet to an iron pin; thence with the southerly line of a 5.017 acre tract and the southerly line of James Ivey, as of record in Deed Book 10,537, Page 132, N 45^58'04" E 46.17 feet to an iron pin at a 48" oak; said point being James Ivey's southwest corner, as of record in Deed Book 6369, Page 73; thence with Ivey's southerly line and the southerly line of James Demoss, Et Ux, as of record in Deed Book 5335, Page 461 South 82^53'56" East 913.31 feet to the point of beginning and containing 5.01 acres, more or less.

Being a portion of the property conveyed to Siempre Enterprises, a Tennessee partnership, by Special Warranty Deed from James A. Tant, dated May 2, 2003, of record in Instrument No. 20030512-0063394, Register's Office for Davidson County, Tennessee.

AND Being the property conveyed by Siempre Enterprises to Indian Creek Partners by Quitclaim Deed executed September 4, 2013 and filed of record on September 4, 2013 as Instrument # 20130904-0093099 in the Register's Office for Davidson County, Tennessee.

Map 100 Parcel 77

Being a parcel of land in the Second Civil District, Davidson County, Tennessee and described as Parcel 77 of Tax Map 100, and being more particularly described according to a survey by Jim McAleer dated May 15th, 1997 and revised on March 4, 2004.

Beginning at an iron pin in the Northwest corner of Tract 3 of the Division of the Rowena O'Brien Farm, said point being Leslie L. Mondelli ET UX's Northwest corner, as of record in Book 6078, Page 767, thence with Mondelli's westerly line and the westerly lines of Tracts 4,5,6,7 and the northerly and part of the westerly line of Tract 8 of the Tract Division of the Rowena O'Brien Farm, not of record, the following calls: South 07°35'06" West 230.07 feet to a metal fence post: South 06°49'57" West 198.46 feet to a metal fence post; South 06°53'56" West 447.46 feet to a metal fence post; South 04° 50'39" West 162.09 feet to a metal fence post; North 81°07'24" West 458.88 feet to a 12" Hickory tree; South 15° 27'46" West 114.22 feet to a point: thence leaving the westerly line of Tract 8 with the following new calls: North 68°29'11" West 783.97 feet to an iron pin: North 32°46'15" West 150.00 feet to an iron pin; North 60°59'32" East 490.83 feet to an iron pin, said pin being a point in the North East line of Indian Creek Partners (Parcel 76), as of record in Deed Book 20000217, Page 0016273; thence with said North East line, North 56°57'12" East 1,186.33 feet to an iron pin; Thence with the following new calls: North 45°58'04" East 122.99 feet to an iron pin; South 02°51'00" East 175.39 feet to an iron pin; South 37°07'04" West 174.04 feet to the point of beginning and containing 22.24 acres, more or less.

Included in the above description is a 50 foot wide Ingress and Egress easement, 25 feet either side of the centerline of an existing gravel drive located in the northerly most corner of the described property.

Being a portion of the property conveyed to Siempre Enterprises, a Tennessee partnership, by Special Warranty Deed from James A. Tant, dated May 2, 2003, of record in Instrument No. 20030512-0063394, Register's Office for Davidson County, Tennessee.

AND Being the property conveyed by Siempre Enterprises to Indian Creek Partners by Quitclaim Deed executed September 4, 2013 and filed of record on September 4, 2013 as Instrument # 20130904-0093097 in the Register's Office for Davidson County, Tennessee.

Map 100 Parcel 76

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located west of Indian Creek Road, north of Interstate 40 West and being more particularly described as follows:

BEGINNING at an iron pin at the northeast corner of herein described tract, said pin being the northwest corner of James Ivey and wife of record in Deed Book 10537, Page 132, R.O.D.C.;

Thence, with said Ivey, S06°56'00"W, 430.45 feet to a iron pin;
Thence, S11°59'07"E, 68.00 feet to an iron pin;
Thence, S05°33'03"E, 176.73 feet to an iron pin in the north line of James A. Tant and wife of record in Deed Book 10433, Page 322, R.O.D.C.;
Thence, with Tant the following calls:
S46°01'32"W, 138.02 feet to an iron pin,
S56°59'12"W, 1186.34 feet to an iron pin,
S61°00'07"W, 490.74 feet to an iron pin,
S32°42'50"E, 149.95 feet to an iron pin,
S68°29'11"E, 783.97 feet to an iron pin in the west line of Phillip Martin and wife of record in Deed Book 5017, Page 121, R.O.D.C.;
Thence, with said Martin, S15°29'05"W, 514.32 feet to a metal post;
Thence, S33°27'52"W, 316.99 feet to a metal post;
Thence, S66°23'06"W, 206.51 feet to an iron pin;
Thence, with said Martin and James E. Buttrey and wife of record in Deed Book 1451, Page 305, R.O.D.C., S06°37'52"W, 1032.76 feet to an iron pin;
Thence, with Floyd Hughes of record in Deed Book 6872, Page 492, R.O.D.C., N83°43'02"W, 1032.05 feet to an iron pin;
Thence, leaving said Hughes, N01°26'28"E, 3673.64 feet to an iron pin;
Thence, S81 degrees 45'36"E, 211.21 feet to an iron pin;
Thence, N06°26'25"E, 443.78 feet to an iron pin at the southwest corner of James Demoss of record in Deed Book 7819, Page 586, R.O.D.C.;
Thence, with said Demoss, S82°35'13"E, 2046.03 feet to the point of beginning, containing 6,033,558 square feet or 138.51 acres, more or less.

Being the same property conveyed to Indian Creek Partners, LLC, by Warranty Deed from David Wayne Johnson, dated September 15, 1997, of record in Book 10609, page 315, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Indian Creek Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from David Wayne Johnson, dated February 25, 1998, of record in Book 10810, page 120, Register's Office for Davidson County, Tennessee.

AND Being a portion of the property conveyed by Indian Creek Partners, LLC, a Tennessee limited liability company, to Indian Creek Partners by Quitclaim Deed executed effective December 29, 1999 and filed of record on February 17, 2000 as Instrument # 20002170016273 in the Register's Office for Davidson County, Tennessee.

Map 100 Parcel 10

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the east margin Old Pond Creek Road north of Charlotte Pike and being more particularly described as follows:

BEGINNING at point in the easterly margin of Old Pond Creek Road, said point being the northwest corner of C. C. Hill, Jr. of record in Deed Book 2437, Page 231, R.O.D.C. and the southwest corner of herein described tract;

Thence, with the easterly margin of Old Pond Creek Road the following Calls:
N10 degrees 41'12"E, 194.38 feet to a point,
with a curve concave to the west having a central angle of 23 degrees 56'54", a radius of 383.10 feet and a chord of N01 degrees 17'15"W, 158.96 feet for an arc length of 160.13 feet to a point,
N13 degrees 15'43"W, 345.49 feet to a point;
Thence, leaving said margin, with the line of Dustin F. Dowling, et. ux. of record in Deed Book 10423, Page 607, R.O.D.C. the following calls:
N81 degrees 47'22"E, 596.73 feet to a point,
N08 degrees 12'38"W, 413.89 feet to a point,
S81 degrees 47'22"W, 478.44 feet to a point in the easterly margin of Old Pond Creek Road;
Thence, with said margin, the following calls:
N05 degrees 40'02"W, 174.94 feet to a point,
with a curve concave to the east having a central angle of 23 degrees 00'00", a radius of 333.10 feet and a chord of N04 degrees 52'12"E, 132.82 feet for an arc length of 133.71 feet to a point;
N16 degrees 22'12"E, 168.51 feet to a point,
with a curve concave to the west having a central angle of 31 degrees 41'49", a radius of 283.34 feet and a chord of N00 degrees 31'18"E, 154.76 feet for an arc length of 156.75 feet to a point in the east line of Dixon Northcutt of record in Deed Book 10527, Page 499, R.O.D.C.;
Thence, with Northcutt's east line the following calls:
N10 degrees 18'48"E, 499.22 feet to a point,
N11 degrees 40'55"W, 248.06 feet to a point,
N44 degrees 23'27"W, 237.31 feet to an iron pin,
N20 degrees 49'37"W, 174.41 feet to an iron pin,
N05 degrees 50'51"W, 91.65 feet to an iron pin,
N10 degrees 25'23"E, 99.37 feet to an iron pin,
N50 degrees 10'42"E, 96.18 feet to an iron pin,
N33 degrees 30'10"E, 84.72 feet to an iron pin,
N20 degrees 33'58"E, 116.86 feet to an iron pin,
N39 degrees 27'48"E, 120.89 feet to an iron pin,
N50 degrees 13'00"E, 119.40 feet to an iron pin,
N14 degrees 18'50"W, 124.08 feet to an iron pin,

Thence, with the south line of Charles G. Cornelius, Trustee, of record in Deed Book 10527, Page 497, R.O.D.C., S83 degrees 36'09"E, 252.68 feet to an iron pin;
Thence, with H. E. Collins, Trustee, of record in Deed Book 4796, Page 948, R.O.D.C., S06 degrees 25'31"W, 66.03 feet to an iron pin;
Thence, S83 degrees 47'52"E, 2254.53 feet to an iron pin;
Thence, with the west line of Indian Creek Partners, LLC of record in Deed Book 10509, Page 315, R.O.D.C., S01 degrees 26'29"W, 3673.69 feet to an iron pin;
Thence, with the north line of Floy Hughes of record in Deed Book 6872, Page 492, R.O.D.C. and aforementioned Hill, N79 degrees 14'46"W, 2612.31 feet to the point of beginning, containing 9,072,240 square feet or 208.27 acres, more or less.

Being the same property conveyed to Indian Creek Partners, LLC, by Warranty Deed from Vickie K. Johnson Owen, dated March 23, 1998, of record in Book 10851, page 697, Register's Office for Davidson County, Tennessee.

AND Being a portion of the property conveyed by Indian Creek Partners, LLC, a Tennessee limited liability company, to Indian Creek Partners by Quitclaim Deed executed effective December 29, 1999 and filed of record on February 17, 2000 as Instrument # 20002170016273 in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the tract or parcel of land that was conveyed by Indian Creek Partners, LLC, a Tennessee limited liability company, to LCT, L.P., a Tennessee limited partnership, by General Warranty Deed, executed May 14, 1999, and filed of record on May 18, 1999, in Book 11483, Pages 911-914, and corrected in Book 11551, Page 297, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the easterly margin of Old Pond Creek Road at the common corner with Dixon Northcutt of record in Deed Book 10527, Page 499, R.O.D.C.;

Thence, leaving said margin with the east line of said Northcutt, N10°17'34"E, 499.22 feet to an iron pin;
Thence, N11°42'09"W, 248.06 feet to an iron pin;
Thence, N44°24'41°W, 112.66 feet to an iron pin;
Thence, leaving Northcutt and severing subject property, N75°00'00"E, 813.86 feet to an iron pin;
Thence, S14°59'53"W, 777.67 feet to an iron pin;
Thence, S58°54'58"W, 625.89 feet to a point in the easterly margin of Old Pond Creek Road;
Thence, with said margin and a curve concave to the west having a central angle of 10°06'39", a radius of 283.34 feet and chord of N10°17'31"W, 49.94 feet for an arc length of 50.00 feet to the point of beginning, containing 462,356 square feet or 10.61 acres, more or less.

EXHIBIT B

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.
2. Any lien which may arise from the re-classification of said property as a result of "Rollback Taxes and/or Greenbelt Taxes" set forth and defined by 67-5-1001, Tennessee Code Ann. and as amended by Public Chapter 279 of the Public Acts of 1987 by instrument of record in Book 11416, page 4 and Book 11416, page 5, Register's Office for Davidson County, Tennessee.
3. Covenants contained in that certain Restrictive Covenant for Detached Structure instrument dated September 26, 2000, filed of record on September 26, 2000 as Instrument 20000926-0095308 in the Register's Office for Davidson County, Tennessee.
4. All matters shown on that certain ALTA/NSPS Land Title Survey, prepared by Ragan-Smith Associates, Inc., dated March 4, 2020, listed as Job No. 20009, Work Order 1788, and certified by Kevin L. Birdwell, R.L.S. No. 1797.