This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 378740 DEEDWARR
03/27/2020 01:54:10 PM 6 pgs
Fees: $33.00 Taxes: $3,848.00
20200327-0033425

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
LDG Land Holdings, LLC 1469 S. 4th Street Louisville, KY 40208	LDG Land Holdings, LLC 1469 S. 4th Street Louisville, KY 40208	051-00-0-018.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Forty Thousand and 00/100 Dollars ($1,040,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of March, 2020.

Notary Public

My Commission Expires: 7-9-2022

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2022

For and in the consideration of the sum of One Million Forty Thousand and 00/100 Dollars ($1,040,000.00), the receipt and sufficiency of which are hereby acknowledged, TIMOTHY J. MCKAY and wife, MELISSA P. MCKAY ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto LDG LAND HOLDINGS, LLC, a Kentucky limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, together with all improvements, buildings, and structures located thereon, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 808 Skyline Ridge Drive, Madison, Tennessee 37115.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 20 day of March, 2020.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTORS:

TIMOTHY J. MCKAY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Sean T. Cramer, a Notary Public of said County and State, Timothy J. McKay, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at Office in Brentwood, Tennessee, this 23rd day of March, 2020.

Notary Public

My Commission Expires: 5/22/23

SEAN T. CRAMER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 22, 2023

Melissa P. McKay
MELISSA P. MCKAY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Sean T. Cramer, a Notary Public of said County and State, Melissa P. McKay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office in Brentwood Tennessee, this 23rd day of March, 2020.

Notary Public

My Commission Expires: 5/22/23

SEAN T. CRAMER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 22, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the east and south by Old Due West Avenue, bounded on the West by Cecil E. Webb, et ux property, bounded on the north by the remaining land of H.H. Wingett Trust and being more particularly described as follows:

Beginning at a point in the northwesterly margin of Old Due West Avenue, said point being 1,557 feet more or less, from the westerly margin of Due West Avenue; thence with the northwesterly margin of Old Due West Avenue, S 00 deg. 06' 54" W 193.87 feet to the beginning of a curve to the right; thence with said curve having a central angle of 38 deg. 27' 44", a radius of 220.77 feet, a length of 148.20 feet and a chord bearing and distance of S 19 deg. 20' 46" West 145.43 feet; thence S 38 deg. 34' 38" W 16.66 feet to the beginning of a curve to the right; thence with said curve having a central angle of 63 deg. 50' 17", a radius of 108.49 feet, a length of 120.88 feet and a chord bearing and distance of S 70 deg. 29' 46" W 114.72 feet; thence N 77 deg. 35' 05" W 208.40 feet to the beginning of a curve to the right; thence with said curve having a central angle of 14 deg. 11' 56", a radius of 500.00 feet, a length of 123.91 feet and a chord bearing and distance of N 70 deg. 29' 07" W 123.59 feet; thence with a common line with the Cecil E. Webb, et ux property, N 01 deg. 54' 52" E 300.65 feet; thence a common line with the remaining land of the H.H. Wingett Trust, S 89 deg. 30' 00" E 477.09 feet to the point of beginning, containing 3.856 acres, more or less, according to a survey performed by Thornton & Associates, Inc., RLS TN# 1123, dated March 12, 1998.

Being the same property conveyed to TIMOTHY J. MCKAY AND WIFE, MELISSA P. MCKAY, by deed from THE HUGH HENRY WINGETT TRUST, of record in Book 11053, Page 509, dated July 6, 1998, in the Register's Office for Davidson County, Tennessee.

The above property also being the same property described by survey of Robert M. Searson, RLS No. 1666, located at 1935 21st Avenue South, Nashville, TN 37212, dated March 25, 2020, Project No. 5547-18-054, being more particularly described as follows:

Being a tract of land lying in the City of Madison in Davidson County, Tennessee, and being identified as Parcel 18.00 on Davidson County Tax Map 51. Bounded on the west by the John R. Sherrod, III Property, as recorded in Instrument No. 20141112-0104078 in the Register's Office of Davidson County, Tennessee (R.O.D.C.TN), bounded on the north by the Jordan L. & Jacqueline R. Bolt Property, as recorded in Instrument No. 20191227-0133953-(R.O.D.C.,TN), bounded on the east and south by the northwesterly margin of Skyline Ridge Drive, and being more particularly described as follows:

BEGINNING at an Existing Iron Rod with Cap (Found) in the northerly margin of Skyline Ridge Drive, said Iron Rod with Cap (Found) being located approximately 2,590.5' easterly, as measured along the northerly margin of Skyline Ridge Drive, from the easterly margin of Dickerson Pike (U.S. Highway 31W/41W, State Route 11); Thence, leaving the northerly margin of Skyline Ridge Drive with a common line with the John R. Sherrod, III Property, as recorded in Instrument No. 20141112-0104078-(R.O.D.C.,TN), and generally with portions of an existing stone wall, North 06°47'52" East, 301.05 feet to an Iron Rod with Cap (Found), said Iron Rod

being a common corner with the John R. Sherrod, III Property, as recorded in Instrument No. 20141112-0104078-(R.O.D.C.,TN), and being the southwest corner of the Jordan L. & Jacqueline R. Bolt Property, as recorded in Instrument No. 20191227-0133953-(R.O.D.C.,TN), and also being the northwest corner of the tract described herein; Thence, with a common line with the Jordan L. & Jacqueline R. Bolt Property, as recorded in Instrument No. 20191227-0133953-(R.O.D.C.,TN), South 84°30'17" East, 476.82 feet to an Iron Rod with Cap (Found) in the westerly margin of Skyline Ridge Drive, said Iron Rod being the southeast corner of the Jordan L. & Jacqueline R. Bolt Property, as recorded in Instrument No. 20191227-0133953-(R.O.D.C.,TN), and also being the northeast corner of the tract described herein; Thence, with the westerly margin of Skyline Ridge Drive South 05°03'23" West, 193.87 feet to an Existing Iron Rod (Found), and the beginning of a curve to the right; Thence with said curve to the right having a central angle of 38°27'43", a radius of 220.77', a length of 148.20', and a chord bearing and distance of South 24°17'15" West, 145.43' to an Iron Rod with Cap (Found); Thence continuing with the northwesterly margin of Skyline Ridge Drive, South 43°31'07" West, 16.66' to an Iron Rod with Cap (Found), and the beginning of a curve to the right; Thence with said curve to the right having a central angle of 63°50'21", a radius of 108.49', a length of 120.88', and a chord bearing and distance of South 75°26'18" West, 114.72' to a point in an existing Concrete Drive; Thence continuing with the northerly margin of Skyline Ridge Drive, North 72°38'26" West, 208.40' to an Iron Rod with Cap (Found), and the beginning of a curve to the right; Thence with said curve to the right having a central angle of 14°24'13", a radius of 490.87', a length of 123.40', and a chord bearing and distance of North 65°26'29" West, 123.07' to the POINT OF BEGINNING.

Tract contains 167,959 square feet, or 3.856 Acres, more or less.

EXHIBIT B

Encumbrances

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. Easement(s) of record in Book 7331, Page 497, Page 499, and Page 501, in the Register's Office for Davidson County, Tennessee.

3. Easement granted to Madison Suburban Utility District of Davidson County, Tennessee of record in Instrument No. 20000703-0065923, in said Register's Office.