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This Instrument Prepared by:
Perrone & Young
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 408478 DEEDWARRSP
06/01/2020 11:31:07 AM 6 pgs
Fees: $33.00 Taxes: $5,291.00
20200601-0055975

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
EGH LAND DEVELOPMENT, LLC	Same as New Owner	P/O Map-Par.
798 Old Hickory Blvd.		182-00-0-011.00
Brentwood, TN 37027		182-00-0-214.00
		182-00-0-228.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EVERGREEN HILLS, G.P., a Tennessee general partnership** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **EGH LAND DEVELOPMENT, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

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.

WITNESS Grantor's hand, this 28th day of May, 2020.

Evergreen Hills, G.P.,
a Tennessee general partnership

By: _____
Name: Fred Yazdian
Its: Partner

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Partner of Evergreen Hills, G.P., the within named bargainor, a general partnership, and that she/he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Fred Yazdian as Partner.

Witness my hand and official seal on this 28th day of May, 2020.

Carrie Borden
Notary Public
My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

The actual consideration for this transfer, or value of property (whichever is greater) is $1,430,000.00.

Affiant

Subscribed and sworn before me this 29 day of May 2020.

~~Notary~~ Public

My Commission Expires: 10-7-2020

GREGORY S. PERRONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

Situate, lying and being all that certain piece or parcel of land located in the thirty first Civil District of Davidson County, Tennessee, said properties being portions of and standing in the name of Evergreen Hills, G.P. (Instrument Number 20060524-0061022 and Instrument Number 20060523-0060559), and being more particularly described as follows:

COMMENCING at a 5/8" iron pin found with a yellow cap stamped "WAMBLE" (herein after IPF) located in the common north boundary line of the aforementioned Evergreen Hills, G.P. property and the south boundary line on the property known as Cane Ridge Farms, Phase Six, Section Two (reference Instrument Number 20060531-0063598, R.O.D.C.T), said IPF marking the northeast corner of the aforementioned Evergreen Hills, G.P property described in Instrument Number 20060524-0061022, said IPF marking the northwest corner of the aforementioned Evergreen Hills, G.P property described in Instrument Number 20060523-0060559, said IPF marking the common corner and division line of the two aforementioned Evergreen Hills, G.P. properties, said IPF being located on the southern boundary line of a platted Open Space in the aforementioned Cane Ridge Farms Subdivision; thence, on a commencement line North 82 DEGREES 34 MINUTES 11 SECONDS West for a distance of 390.00 feet to a point, said commencement line running with the south boundary line of the aforementioned Cane Ridge Farms Subdivision and running with the south boundary line of the platted Open Space, Lot 372, crossing Haskell Lane (50' Right-of-Way), and continuing along a portion of the southern boundary of Lot 279, said point lying 27.86 feet from the southwest corner of Lot 279, said commencement line running along the north boundary of a proposed subdivision known as Evergreen Phase 1 (unrecorded), said point marking and being the true point and place of BEGINNING;
Thence, with the proposed eastern and southern boundary line on the aforementioned proposed Evergreen Phase 1 (unrecorded) the following calls, South 06 DEGREES 28 MINUTES 34 SECONDS West a distance of 252.83 feet to a point;
Thence, South 83 DEGREES 31 MINUTES 26 SECONDS East a distance of 163.93 feet to a point;
Thence, South 06 DEGREES 48 MINUTES 33 SECONDS West a distance of 14.92 feet to a point;
Thence, on a curve turning to the left with a delta angle of 14 DEGREES 16 MINUTES 11 SECONDS, with a radius of 175.00 feet, an arc length of 43.58 feet, a chord bearing of South 00 DEGREES 19 MINUTES 32 SECONDS East, and a chord length of 43.47 feet to a point;
Thence, South 82 DEGREES 37 MINUTES 01 SECONDS East a distance of 504.51 feet to a point;
Thence, South 07 DEGREES 10 MINUTES 10 SECONDS West a distance of 45.79 feet to a point;
Thence, North 86 DEGREES 07 MINUTES 51 SECONDS East a distance of 175.35 feet to a point;
Thence, North 00 DEGREES 00 MINUTES 00 SECONDS West a distance of 20.34 feet to a point;
Thence, North 79 DEGREES 16 MINUTES 54 SECONDS East a distance of 116.45 feet to a point;
Thence, South 25 DEGREES 24 MINUTES 33 SECONDS East a distance of 264.39 feet to a point;
Thence, South 10 DEGREES 14 MINUTES 35 SECONDS East a distance of 159.90 feet to a point;
Thence, South 08 DEGREES 19 MINUTES 39 SECONDS West a distance of 325.27 feet to a point;
Thence, South 29 DEGREES 42 MINUTES 26 SECONDS West a distance of 228.46 feet to a point;
Thence, South 36 DEGREES 40 MINUTES 27 SECONDS East a distance of 140.01 feet to a point; said point intersecting a two hundred foot (200') wide transmission line easement as recorded in Deed Book 4420, at Page 36, R.O.D.C.T.;
Thence, leaving the proposed southern boundary line on the aforementioned Evergreen Phase 1 (unrecorded); running with the aforementioned transmission line easement and on a proposed new severance line South 49 DEGREES 12 MINUTES 02 SECONDS West a distance of 160.17 feet to a point;
Thence, on a proposed new severance line, on a curve turning to the left with a delta angle of 00 DEGREES 21 MINUTES 18 SECONDS, a radius of 2962.50 feet, an arc length of 18.35 feet, a chord bearing of North 38 DEGREES 59 MINUTES 40 SECONDS West, and a chord length of 18.35 feet to a point;
Thence, on a proposed new severance line South 50 DEGREES 49 MINUTES 41 SECONDS West a distance of 110.00 feet to a point;
Thence, on a proposed new severance line North 39 DEGREES 39 MINUTES 19 SECONDS West a distance of 48.14 feet to a point;
Thence, on a proposed new severance line North 40 DEGREES 37 MINUTES 21 SECONDS West a distance of 48.14 feet to a point;

Thence, on a proposed new severance line North 41 DEGREES 35 MINUTES 22 SECONDS West a distance of 48.14 feet to a point;
Thence, on a proposed new severance line North 42 DEGREES 33 MINUTES 23 SECONDS West a distance of 48.14 feet to a point;
Thence, on a proposed new severance line North 49 DEGREES 04 MINUTES 03 SECONDS West a distance of 124.62 feet to a point;
Thence, on a proposed new severance line on a curve turning to the right with a delta angle of 01 DEGREES 19 MINUTES 19 SECONDS, a radius of 527.50 feet, an arc length of 12.17 feet, a chord bearing of North 41 DEGREES 35 MINUTES 37 SECONDS East, and a chord length of 12.17 feet to a point;
Thence, on a proposed new severance line North 47 DEGREES 44 MINUTES 43 SECONDS West a distance of 66.65 feet to a point;
Thence, on a proposed new severance line North 47 DEGREES 22 MINUTES 22 SECONDS West a distance of 48.14 feet to a point;
Thence, on a proposed new severance line North 48 DEGREES 20 MINUTES 23 SECONDS West a distance of 48.14 feet to a point;
Thence, on a proposed new severance line North 48 DEGREES 43 MINUTES 24 SECONDS West a distance of 53.14 feet to a point;
Thence, on a proposed new severance line North 34 DEGREES 59 MINUTES 03 SECONDS West a distance of 94.57 feet to a point;
Thence, on a proposed new severance line South 55 DEGREES 00 MINUTES 57 SECONDS West a distance of 17.71 feet to a point;
Thence, on a proposed new severance line North 34 DEGREES 59 MINUTES 03 SECONDS West a distance of 111.94 feet to a point;
Thence, on a proposed new severance line North 33 DEGREES 07 MINUTES 36 SECONDS West a distance of 147.93 feet to a point;
Thence, on a proposed new severance line North 45 DEGREES 03 MINUTES 54 SECONDS West a distance of 48.54 feet to a point;
Thence, on a proposed new severance line North 49 DEGREES 46 MINUTES 09 SECONDS West a distance of 48.35 feet to a point;
Thence, on a proposed new severance line North 52 DEGREES 38 MINUTES 22 SECONDS West a distance of 48.24 feet to a point;
Thence, on a proposed new severance line North 57 DEGREES 41 MINUTES 21 SECONDS West a distance of 48.24 feet to a point;
Thence, on a proposed new severance line North 62 DEGREES 44 MINUTES 20 SECONDS West a distance of 48.24 feet to a point;
Thence, on a proposed new severance line North 67 DEGREES 47 MINUTES 19 SECONDS West a distance of 48.24 feet to a point;
Thence, on a proposed new severance line North 72 DEGREES 50 MINUTES 18 SECONDS West a distance of 48.24 feet to a point;
Thence, on a proposed new severance line North 77 DEGREES 53 MINUTES 17 SECONDS West a distance of 48.24 feet to a point;
Thence, on a proposed new severance line North 83 DEGREES 31 MINUTES 26 SECONDS West a distance of 58.91 feet to a point;
Thence, on a proposed new severance line North 06 DEGREES 28 MINUTES 34 SECONDS East a distance of 5.28 feet to a point;
Thence, on a proposed new severance line North 83 DEGREES 31 MINUTES 26 SECONDS West a distance of 185.00 feet to a point;
Thence, on a proposed new severance line North 01 DEGREES 36 MINUTES 14 SECONDS East a distance of 169.32 feet to a point;
Thence on a proposed new severance line North 88 DEGREES 23 MINUTES 46 SECONDS West a distance of 11.69 feet to a point;
Thence, on a proposed new severance line North 01 DEGREES 36 MINUTES 14 SECONDS East a distance of 110.00 feet to a point;
Thence, on a proposed new severance line South 88 DEGREES 23 MINUTES 46 SECONDS East a distance of 23.18 feet to a point;
Thence, on a proposed new severance line North 01 DEGREES 36 MINUTES 14 SECONDS East a distance of 50.32 feet to a point;
Thence, on a proposed new severance line North 07 DEGREES 27 MINUTES 36 SECONDS East a distance of 59.65 feet to a point;

Thence, on a proposed new severance line North 08 DEGREES 34 MINUTES 02 SECONDS East a distance of 46.01 feet to a point;
Thence, on a proposed new severance line North 10 DEGREES 52 MINUTES 01 SECONDS East a distance of 117.60 feet to a point;
Thence, on a proposed new severance line North 10 DEGREES 52 MINUTES 01 SECONDS East a distance of 57.34 feet to a point;
Thence, on a proposed new severance line on a proposed new severance line North 08 DEGREES 27 MINUTES 58 SECONDS East a distance of 52.98 feet to a point;
Thence, on a proposed new severance line North 06 DEGREES 39 MINUTES 33 SECONDS East a distance of 66.80 feet to a point;
Thence, on a proposed new severance line North 03 DEGREES 55 MINUTES 32 SECONDS West a distance of 20.81 feet to a point;
Thence, along the north boundary of the aforementioned Evergreen Hills, G.P. property; said boundary line also being the proposed north boundary of the proposed Evergreen Phase 2; South 79 DEGREES 37 MINUTES 16 SECONDS East a distance of 222.17 feet to a point;
Thence, with the aforementioned line and then with the southern boundary of Lot 278 and a portion of Lot 279 of the aforementioned Cane Ridge Farms Subdivision; South 82 DEGREES 01 MINUTES 51 SECONDS East a distance of 96.06 feet to the true point and place of BEGINNING and containing 1,140,686 square feet or 26.19 acres of land, more or less according to a drawing prepared by Bradley G. Luffman, Tennessee RLS 2662, of Byrd Surveying, Inc. entitled " A BOUNDARY EXHIBIT OF A PORTION OF THE EVERGREEN HILLS, G.P. PROPERTY" dated March 18, 2020.

Being a portion of the same property conveyed to Evergreen Hills, G.P., a Tennessee General Partnership by Quitclaim Deed from Turner Farm Partners of record in Instrument No. 20060523-0060059, Register's Office for Davidson County, Tennessee, dated November 17, 2005 and recorded on May 23, 2006.

AND

Being a portion of the same property conveyed to Evergreen Hills, G.P., a Tennessee general partnership by Warranty Deed from Turner Farm Partners, a Tennessee general partnership of record in Instrument No. 20060524-0061022, Register's Office for Davidson County, Tennessee, dated May 20, 2006 and recorded on May 24, 2006

AND

Being a portion of the same property conveyed to Evergreen Hills, G.P., a Tennessee general partnership by Quitclaim Deed from EGH Land Development of record in Instrument No. 20190109-0002260, Register's Office for Davidson County, Tennessee, dated January 8, 2019 and recorded on January 9, 2019.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for P/O Map-Par. 182-00-0-011.00, 182-00-0-214.00 & 182-00-0-228.00.
2. Subject to all matters shown on a survey prepared by Bradley G. Luffman, Tennessee RLS 2662, of Byrd Surveying, Inc. entitled "A BOUNDARY EXHIBIT OF A PORTION OF THE EVERGREEN HILLS, G.P. PROPERTY" dated March 18, 2020.
3. Application for Greenbelt of record in Instrument Number 20090204-0009488 and 20090204-0009489, in the Register's Office for Davidson County, Tennessee.
4. Grant of Transmission Line Easement of record in Book 4420, Page 36, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20001030-0107214, in the Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070918-0111493, in the Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190206-0011547 and 20190726-0073646, in the Register's Office for Davidson County, Tennessee.