Karen Johnson Davidson County
Batch# 470894 DEEDWARR
09/04/2020 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20200904-0101370

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2020.

Notary Public
MY COMMISSION EXPIRES: 9/7/2021
File No. G20-8776

SHARON F. MULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Diana Group LLC c/o Loeb, Block & Partners LLP 505 Park Avenue, 8th Floor New York, NY 10022	NEW OWNER	P/O 011-00-0-009.00 P/O 011-00-0-023.00 P/O 011-00-0-024.00 P/O 011-00-0-218.00 P/O 011-00-0-012.00

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Billy Greer, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Diana Group LLC a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land located in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:
Tract 1

Beginning at an iron pin (new), in the northerly margin of Greer Road, the southwest corner of a tract of land which belongs to Gary P. Hahn, having a deed reference in Deed Book 7360, Page 296, RODCT, the southeast corner of this tract and continuing, as follows: with a curve to the left, having a radius of 325.00 feet, an arc distance of 38.22 feet, and a chord bearing and distance of N 72° 37'48" W, 107.77 feet to an iron pin (new), in the northerly margin of Greer Road, a corner of Tract #2, this survey; thence with the boundary of said Tract #2, as follows: N 08°33'58" W, 358.75 feet to an iron pin (old); thence, N 46°05'23" W, 1383.64 feet to an iron pin (old), a common corner of said Tract #2, and a tract of land which belongs to Daniel Martin Pursley, Jr., having a deed reference in I.N. 20180108-0002088, RODCT; thence with the boundary of said tract of land which belongs to Daniel Martin Pursley, Jr., as follows: N 54°27'43" W, 298.80 feet to an iron pin (old); thence, N 29°15'48" W, 217.88 feet to an iron pin (old); thence, S 74°10' 16" W, 276.46 feet to an iron pin (old); thence, N 44°30'41" W, 218.26 feet to an iron pin (old); thence, N 33°22'48" W, 233.13 feet to an iron pin (old); thence, S 18°37'00" W, 325.66 feet to an iron pin (new), a corner of said tract of land which belongs to Daniel Martin Pursley, Jr., in the northerly boundary of a tract of land which belongs to Jeffrey D. Nichols, having a deed reference in I.N. 20131218- 01288034, RODCT; thence with the boundary of said tract of land which belongs to Jeffrey D. Nichols, as follows: N 45°48'07" W, 213.22 feet to an iron fence post (old); thence, N 41°20'34" W, 83.57 feet to a fence post (old); thence, N 46°02'20" W, 163.99 feet to an iron fence post (old); thence, N 52°21'46" W, 298.33

feet to a 12 inch hickory tree; thence, N 62°07'44" W, 249.18 feet to an iron pin (new); thence, N 03°00'02" E, 290.88 feet to a twin oak tree; thence, N 04°28'40" E, 200.18 feet of an oak tree; thence, N 04°34'26" E, 341.41 feet to a point in the center of the South Fork of Sycamore Creek, a corner of said tract of land which belongs to Jeffrey D. Nichols, in the southerly boundary of a tract of land which belongs to Wilburn L. Brooks, Jr., having a deed reference in Deed Book 342, Page 238, Register's Office for Robertson County, Tennessee, (RORCT), marked by a 4 inch maple tree at fence line (cutoff) on the southerly side of said creek; thence with the boundary of said tract of land which belongs to Wilburn L. Brooks, Jr., and generally with the center of said creek, as follows: S 81°03'02" E, 143.06 feet; thence, S 88°04'45" E, 86.01 feet; thence, N 82°06'40" E, 80.78 feet; thence, S 81°39'00" E, 49.09 feet; thence, S 89°49'42" E, 110.17 feet; N 66°25'43" E, 96.06 feet; thence, S 79°33'38" E, 179.62 feet; thence, S 57°03'27" E, 83.76 feet; thence, N 69°34'13" E, 83.95 feet; thence, N 66°47'37" E, 81.64 feet; thence, S 79°02'39" E, 89.37 feet; thence, S 63°55'26" E, 72.82 feet; thence, S 88°47'59" E, passing a common corner of said tract of land which belongs to Wilburn L. Brooks, Jr., and a second tract of land which belongs to Wilburn L. Brooks, Jr., having a deed reference in Record Book 1014, Page 15, and Deed Book 342, Page 242, RORCT, and continuing on in all, 44.42 feet to a point in said creek, a corner of said second mentioned tract of land which belongs to Wilburn L. Brooks, Jr.; thence with the boundary of said second mentioned tract of land which belongs to Wilburn L. Brooks, Jr., and generally with the center of said creek, as follows: N 60°04'54" E, 80.59 feet; thence, N 88°16'07" E, 54.85 feet; thence, N 74°59'37" E, 84.69 feet; thence, N 85°23'22" E, 58.06 feet; thence, N 61°19'25" E, 106.78 feet; thence, N 83°17'41" E, 33.80 feet; thence, S 75°54'46" E, 127.30 feet to a point in the center of said creek, a corner of said second mentioned tract of land which belongs to Wilburn L. Brooks, Jr.; thence with the boundary of said second mentioned tract of land which belongs to Wilburn L. Brooks, Jr., and in the general direction of said creek, S 79°16'24" E, passing a common corner of said second mentioned tract of land which belongs to Wilburn L. Brooks, Jr., and a tract of land which belongs to Michael Gilbert, having a deed reference in Deed Book 9219, Page 499, RODCT, and continuing on in all, 915.75 feet to a 24 inch oak tree, in the southerly boundary of said tract of land which belongs to Michael Gilbert, the northwest corner of said tract of land which belongs to Gary F. Hahn; thence with the boundary of said tract of land which belongs to Gary F. Hahn, as follows: S 01°23'06" E, 1904.33 feet to a fence post (old); thence, S 13°34'07" E, 1131.18 feet, to the point of beginning, containing 97.93 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated June 17, 2020.
Tract 3

Beginning at an iron pin (new), in the southerly margin of Greer Road, in the northerly boundary of a tract of land which belongs to Michael H. Cammon, having a deed reference in I.N. 20131205-0123803, RODCT, said iron pin being located from an iron pin (old), in the southerly margin of said road, the northwest corner of said tract of land which belongs to Michael H. Cammon, S 85°55'14" E, 19.52 feet, to the point of beginning, the southwest corner of this tract and continuing with the southerly margin of Greer Road, as follows: N 66°30'38" E, 125.82 feet; thence with a curve to the right, having a radius of 275.00 feet, an arc distance of 242.72 feet, and a chord bearing and distance of S 88°12'17" E, 234.91 feet; thence, S 62°55'12" E, 41.98 feet to an iron pin (new), in the southerly margin of Greer Road, a corner of a tract of land which belongs to Marge Ann Alexander, having a deed reference in I.N. 20200117-0004937, RODCT; thence, S 13°34'07" E, 53.72 feet to an iron pin (old), a common corner of said tract of land which belongs to Marge Ann Alexander and said tract of land which belongs to Michael H. Cammon; thence, N 85°55'14" W, 401.19 feet, to the point of beginning, containing 0.57 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated June 17, 2020.

Being part of the same property conveyed to Billy Greer by deed from Cynthia Greer, et al, of record in Instrument No. 20161031-0115111, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Billy Greer by deed from Billy Greer and Cynthia Greer, Successor Co-Trustees under the 2006 Greer Family Revocable Living Trust, dated September 11, 2006, of record in Instrument No. 20161031-01115113, said Register's Office.

See also survey of record in Instrument #__202009040101369_____Davidson County, Tennessee Register of Deeds.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. All matters shown on that survey dated June 17, 2020 by Steven E. Artz.

2. Greenbelt Application of record in Instrument Nos. 20180222-0016868, 20180222-0016869 & 20180315-0024582 & 20180315-0024583, Register's Office for PropertyCounty County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 0 Greer Road, Goodlettsville, TN 37072.

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. 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 my/our hand(s) this 1st day of September, 2020.

Billy Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2020, before me personally appeared Billy Greer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of September, 2020.

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Wesley D. Turner, 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

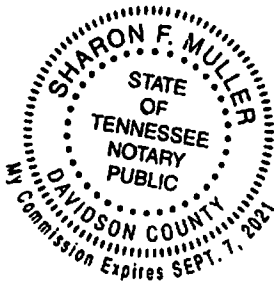
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Wesley D. Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary's Seal



722337.1/2010969