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

SPECIAL WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$600,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of September, 2020. Notary Public My commission expires: 12/6/21 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 488883 DEEDWARRSP
10/05/2020 10:42:50 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20201005-0114727

Carrie [illegible] State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ardavan Afrakhteh	**Ardavan Afrakhteh**	**031-00-0-067.00/031-00-0-152.0**
798 Old Hickory Blvd	**798 Old Hickory Blvd**	
Brentwood, TN 37027	**Brentwood TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Prentice Cooper, III, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ardavan Afrakhteh, Individually

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:

TRACT I: BEING a tract of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, generally located north of Old Hickory Boulevard and east of Interstate 24 at the northerly terminus of Hickory Hills Boulevard, and being a portion of property conveyed to Hickory Lenders, Ltd., L.P. by Deed of record in Deed Book 11599, page 69, Register's Office for Davidson County, Tennessee, as shown as Tract 3 on a property line survey prepared by Barge Waggoner Sumner and Cannon, Inc., dated November 8, 2002, and being more particularly described as follows:

BEGINNING at a concrete monument (old) in the northeasterly terminus of Hickory Hills Boulevard (80 foot right-of-way),

Thence, leaving said right-of-way and with the westerly line of this tract the following calls: North 01 deg. 43' 47" West, 171.65 feet, North 07 deg. 44' 14" East, 925.93 feet, North 30 deg. 07' 32" East, 925.82 feet to a 1/4 inch rebar (old) in the southerly line of property conveyed to The Developers by deed of record in Deed Book 6628, page 853, RODC,

Thence, with said southerly line and generally with a fence the following calls: South 82 deg. 50' 58" East, 441.53 feet to a 1/2 inch rebar (old), South 12 deg. 18' 16" East 457.20 feet, South 83 deg. 36' 28" East, 449.60 feet to a 5/8 inch rebar (old) in the northwesterly corner of Timbertrail, Section 6, of record in Plat Book 6900, page 263, RODC;

Thence, with the westerly line of said Timbertrail, Section 6, the following calls: South 18 deg. 16' 12" West, 250.00 feet to a 5/8 inch rebar (old), South 13 deg. 50' 29" East, 215.05 feet to a 5/8 inch rebar (old) in the northwesterly corner of Timbertrail, Section 7, of record in Plat Book 6900, page 664, RODC;

Thence with the westerly line of said Timbertrail, Section 7, the following calls: South 43 deg. 44' 07" West, 275.02 feet to an iron pin (old), South 20 deg. 43' 50" East, 175.01 feet to an iron pin (old), South 24 deg. 02' 41" West, 378.29 feet to an iron pin (old), in the northwesterly corner of property conveyed to Laura K.P. True by deed of record in Deed Book 1713, page 181, RODC;

Thence, with the westerly line of said True property, South 07 deg. 16' 43" West, 166.69 feet to an iron pin (old) in the northeasterly corner of property conveyed to Red Kap Industries, Inc. by deed of record in Deed Book 9254, page 164, RODC, said property also being Lot 1, Hickory Hills, Section One, of record in Plat Book 5800, page 112, RODC;

Thence, with the northerly line of said property, South 89 deg. 07' 56" West, 1,236.11 feet to the point of Beginning, containing 48.82 acres, more or less, described according to a survey, dated November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge, Waggoner, Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee, 37201, File No. 14653-11.

BEING the same property conveyed to William Prentice Cooper, III, by Warranty Deed dated June 25, 2012 from Myron D. Johnson and wife, Amy L. Johnson, of record in Instrument No. 2012-628-0056938, Register's Office for Davidson County, Tennessee.

TRACT II: BEING a tract of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, generally located north of Old Hickory Boulevard and east of Interstate 24 at the northerly terminus of Hickory Hills Boulevard, and being a portion of property conveyed to Hickory Lenders, Ltd., L.P. by Deed of record in Deed Book 11599, page 69, Register's Office of Davidson County, Tennessee (RODC) shown as Tract 2 on a property line survey prepared by Barge, Waggoner, Sumner and Cannon, Inc., dated November 8, 2002, and being more particularly described as follows:

BEGINNING at a point North 01 deg. 43' 47" West, 171.65 feet from a concrete monument (old) in the northeasterly terminus of Hickory Hills Boulevard (80-foot right-of-way);

Thence, with the southwesterly line of this tract the following calls: North 16 deg. 36' 35" West, 343.14 feet, North 09 deg. 25' 00" East, 161.69 feet, North 88 deg. 35' 00" West, 195.00 feet; North 25 deg. 35' 00" West, 170.00 feet; North 45 deg. 35' 00" West, 550.00 feet, North 21 deg. 05' 00" West, 380.00 feet; North 70 deg. 05' 00" West, 504.01 feet to the easterly line of property conveyed to Charles J. Reding, by Deed of record in Book 7928, page 943, RODC;

Thence, with said easterly line and generally with a fence the following calls: North 03 deg. 35' 12" West, 170.34 feet to a 1 inch pipe (old), South 88 deg. 18' 38" West, 108.47 feet to a 1 inch pipe (old), South 61 deg. 58' 43" West, 122.20 feet to a 1/2 inch pipe (old), North 07 deg. 38' 54" East, 392.01 feet to a 1/4 inch rebar (old), in the southerly line of property conveyed to Mary Hicks Procter, Trustee by Deed of record in Book 8773, page 487, RODC;

Thence, with the southerly line of said Procter and generally with a fence the following calls: South 78 deg. 36' 16" East, 1,239.90 feet, North 21 deg. 38' 41" East, 149.70 feet, North 25 deg. 39' 43" East, 375.80 feet to a 1/4 inch rebar (old) in the southwesterly corner of property conveyed to The Developers by Deed of record in Book 6628, page 853, RODC;

Thence, with the southerly line of The Developers and generally with a fence the following calls: South 61 deg. 55' 45" East, 588.11 feet; South 27 deg. 51' 40" East, 331.96 feet to a 1/4 inch rebar (old), Thence, leaving said southerly line and with the easterly line of this tract the following calls: south 30 deg. 07' 32" West, 925.82 feet, South 07 deg. 44' 14" West, 925.93 feet to the point of beginning containing 43.81 acres, more or less, described according to a survey, dated November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge, Waggoner, Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee, 37201, File No. 14653-11.

BEING the same property conveyed to William Prentice Cooper, III by Warranty Deed dated December 16, 2011 from C. Paul Harrison, of record in Instrument No. 20111229-0101613, Register's Office for Davidson County, Tennessee.

TRACT I and II: TOGETHER WITH A PERPETUAL,, non-exclusive easement for ingress and egress (including the right to construct and maintain a roadway) over, upon and across a portion of Tract I on the survey, dated November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge, Waggoner, Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee, 37201, File No. 14653-11, described as follows:

Being an eighty (80') foot wide ingress-egress easement across a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located at the terminus of Hickory Hills Boulevard north of Old Hickory Boulevard, east of I-24 and being more particularly described as follows:

BEGINNING at a concrete monument in the east line of Lot No. 1, Hickory Hills, of record in Instrument No. 20000628-0064297, Register's Office for Davidson County, Tennessee, at the northerly terminus of Hickory Hills Boulevard:

Thence, with said east line of said Lot No. 1, North 01 deg. 43' 43" West, 160.00 feet to an iron pin; thence North 16 deg. 36' 35" West, 168.84 feet to a point; thence; North 09 deg. 25' 00" East, 182.34 feet to a point; thence South 16 deg. 36' 35" East, 343.14 feet to a point; thence South 01 deg. 43' 47" East, 171.65 feet to a concrete monument in the northerly terminus of Hickory Hills Boulevard; thence with said terminus, South 89 deg. 07' 56" West, 80.01 feet to the point of beginning, containing 33,745 square feet or 0.77 acres, more or less.

This is UNIMPROVED property, known as **589 Hickory Hills Boulevard, Whites Creek, TN 37189**

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 that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for possible encroachments or other matters which a survey would disclose; and the Grantor does further covenant and bind himself, his 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 claiming by, through or under the said Grantor, but not otherwise.

Witness my/our hand(s) this **30th** day of **September, 2020.**

William Prentice Cooper III

William Prentice Cooper, III

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **William Prentice Cooper, III,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21