WARRANTY DEED

30X 10-A

Karen Johnson Davidson County
Batch# 508654 DEEDWARR
11/04/2020 09:38:19 AM 7 pgs
Fees: $38.00 Taxes: $12,580.00

20201104-0128994

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,400,000.00

Alexis G
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PEASY, LLC	**SAME**	
(NAME) 4600 Granny White Pike	(NAME)	113-00-0 11300021100
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **LOU TAYLOR, SUCCESSOR TRUSTEE OF THE JIFF JOHNSON TRUST UAD SEPTEMBER 30, 2013 AND LOUISE M. TAYLOR, TRUSTEE OF THE MOUNTAIN VIEW TRUST UAD JULY 25, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEASY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, FIVE TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract l: 6033 Fire Tower Rd 11300012200

Land in Davidson County, Tennessee, being Tract 8 on the Subdivision of the Paul Richardson Farm, not of record, being partially composed of Lot No. 5 of the Elijah Robertson Land, which is of record in Plan Book l, page 48, Chancery Court, and described according to a survey by G. Barry Greer & Associates, dated October 31, 1972, as follows:

Beginning at a point in the center line of Fire Tower Road at the common corner of Tract 7 and 8; thence with the center line of said Road, South 23 deg. 12 min. East 73.92 feet to a point; thence South 19 deg. 40 min. 30, sec. West 352.31 feet to the common corner of Tract 8 and 9; thence with the line between said Tracts, South 77 deg. 15 min. East 1 ,080.20 feet to a point the easterly corner of Tract 9; thence leaving said Tract 9, South 82 deg. 58 min. East 276 feet to a point; thence North 84 deg. 18 min. East 188.84 feet to a point; thence North 55 deg. 13 min. East 305.85 feet to a point; thence South 85 deg. 41 min. East 175 feet to the southwest corner of Tract 5; thence with the line between Tracts 5 and 8, North 4 deg. 52 min. East 477.89 feet to the southeast corner of Tract 7; thence with the line between Tracts 7 and 8, North 89 deg. 31 min. West 1,892.22 feet to the point of beginning.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Tract II: 0 Fire Tower Rd 11300021100

Land in Davidson County, Tennessee, being Tract 9 on the subdivision of the Paul Richardson farm, not of record, being partially composed of Lot 5 of the Elijah Robertson lands, which is of record in Plan Book 1, page 48, Chancery Court, and described according to a survey by G. Barry Greer & Associates, dated October 31 1972, as follows:

Beginning at a point in the center line of Fire Tower Road at the common corner of Tracts 8 and 9; thence with the centerline of said road, South 19 deg. 40 min. 30 sec. West 55.69 feet to a point; thence South 10 deg. 24 min. West 236.92 feet to a point; thence South 22 deg. 10 min. West 408.35 feet to the southwest corner of Tract 9; thence leaving said road, North 75 deg. 19 min. West 141.90 feet to a point; thence North 75 deg. 06 min. East 176.73 feet to a point thence North 58 deg 26 min East 500 65 feet to a point; thence North 70 deg. 17 min. East 240.32 feet to a point in the southerly line of Tract 8; thence with the line between Tracts 8 and 9, North 77 deg. 15 min. West 1,080 feet to the point of beginning.

Being the same property conveyed to Daniel K. Waitr, Trustee of the Jiff Johnson Trust, U/A/D September 25, 2013 by Warranty Deed from Michael J. Kaiser, unmarried of record in Instrument No. 20131010-0106364, Register's Office for Davidson County, Tennessee, dated September 30, 2013.

Tract III: 0 Old Charlotte Pike 11300019000

Being a Parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the South margin of Old Charlotte Pike, said Parcel being shown as Parcel 190.00 on Davidson County Map 113- 00, owned by Marjorie Richardson, as evidenced in Deed Book 4657, Page 166 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

To find the BEGINNING start at an iron pin located on the South margin of Old Charlotte Pike, said iron pin being the Northeast corner of Parcel 165.00, and said iron pin also being the Northwest comer of Parcel 189.00, as shown on the Davidson County Map 113-00, owned by Shelby Richardson, as evidenced in Deed Book 8969, Page 015 in the Register's Office for Davidson County, Tennessee (RODCT), thence; leaving said margin and with the line common to Parcel 165.00 and Parcel 189.00, South 10 degrees 03 minutes 47 seconds East, a distance of 541.94 feet, to a iron pin at an interior corner of Parcels 165.00 and 189.00, thence; continuing with said line, South 09 degrees 23 minutes 25 seconds West, a distance of 331.43 feet, to an iron pin, the BEGINNING, said pin being an interior corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 189.00, and said iron pin being Northwest corner of Parcel 190.00 (RODCT) thence;

With the line common to Parcel 189.00 and Parcel 190.00, South 64 degrees 18 minutes 56 seconds East, a distance of 203.84 feet, to an iron pin, said iron pin being the Southeast corner of Parcel 189.00, and said iron pin being the Southwest corner of parcel 187.00, as shown on the Davidson County Map 113-00, owned by John Richardson, as evidenced Instrument 20000504-0045043 (RODCT), thence;

Continuing with the line common to Parcel 190.00 and Parcel 187.00, South 86 degrees 25 minutes 59 seconds East, a distance of 641.42 feet to an iron pin, said iron pin being the southeast corner of Parcel 187.00 and said iron pin being on the West line of Parcel 119.00, as shown on the Davidson County Map 1 13-00, owned by Hardin, as evidenced in Deed Book 6279, Page 958 (RODCT), thence;

With the West line of Parcel 119.00, South 11 degrees 00 minutes 45 seconds West, a distance of 68.81 feet, to a T-post, said T-post being an interior corner of Parcel 119.00, thence;

Continuing with the West line of Parcel 119.00, South 03 degrees 05 minutes 45 seconds West, a distance of 115.00 feet to an iron pin, said iron pin being the southeast comer of Parcel 190.00, and said iron pin being the northeast corner of Parcel 122.00, as shown on Davidson County Map 113-00 owned by the Jiff Johnson Trust, as evidenced in Instrument Number 20131010-0106364, (RODCT) thence;

Continuing with the line common to Parcel 190.00 and Parcel 122.00 ,South 88 degrees 57 minutes 16 seconds West, a distance of 1305.64 feet to an iron pin, said iron pin being the Southwest corner of Parcel 190.00, and said iron pin being the southeast corner of Parcel 165.00, thence;

With the line common to Parcel 165.00 and to Parcel 190.00, North 56 degrees 16 minutes 09 seconds East, a distance of 602.30 feet, to an iron pin the BEGINNING, containing 263,544 square feet or 6.0501 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated September 18, 2015.

Being the same property conveyed to Louise M. Taylor, Trustee of The Mountain View Trust by Warranty Deed from Marjorie Aileen Richardson Denton of record in Instrument No. 20150928-0098207, Register's Office for Davidson County, Tennessee, dated September 25, 2015.

Tract IV: 7897 Old Charlotte Pike 11300018900

BEING a part of the Harold Richardson tract of record in Book 3991, Page 413, of the Register's Office of Davidson County, beginning at an iron pin at the easterly most corner of a 6.5 acre tract of land owned by Ted Richardson of record in Book 6521, Page 320, said corner also located approximately 875 feet south of Old Charlotte Pike, thence S 64deg. 03' 49" East, 203.98 feet to an iron pin at the southwesterly most corner of a 5.76 acre tract owned by John Richardson; thence along John Richardson's westerly most line North 21deg. 24' 34" East, 215.77 feet; thence North 38deg. 52' 42" East, 447.50 feet; thence North 16deg. 25' 32" West, 468.64 feet to the southerly margin of Old Charlotte; thence along the southerly margin of Old Charlotte South 68deg. 08' 18" West, 148.63 feet; thence South 82deg. 51' 43" West, 105.36 feet; thence North 87deg. 28' 27" West, 111.19 feet; thence North 80deg. 51 ' 52" West, 98.13 feet; thence South 10deg. 03' 31 " East, 543.16 feet; thence South 090 33' 25" West, 331.05 feet to the beginning, containing 8.20 acres, more or less.

Being the same property conveyed to Louise M. Taylor, Trustee of The Mountain View Trust U/A/D July 25 2015 by Warranty Deed from Shelby Darlene Richardson and Husband, William J. Richardson of record in Instrument No. 20151030-0110824, Register's Office for Davidson County, Tennessee, dated October 30, 2015.

Tract V: 6015 Fire Tower Rd. 1100016500

Being a Parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the South margin of Old Charlotte Pike, said Parcel being further described as a portion

of Tract 1 and Tract 3 of lands owned by Teddy Harold Richardson and Miriam M. Richardson, as referenced by a Deed of Trust, of record in Instrument Number 20120409-0029927, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin located on the South margin of Old Charlotte Pike, said iron pin being the Northeast corner of Parcel 165.00, and said iron pin also being the Northwest corner of Parcel 189.00, as shown on the Davidson County Map 113-00, owned by Shelby Richardson, as evidenced in Deed Book 8969, Page 15, in the Register's Office for Davidson County, Tennessee (RODCT), thence:

Leaving said margin and with the line common to Parcel 165.00 and Parcel 189.00, South 10 degrees 03 minutes 47 seconds East, a distance of 541.94 feet, to an iron pin at an interior corner of Parcels 165.00 and 189.00, thence;

Continuing with said line, South 09 degrees 23 minutes 25 seconds West, a distance of 331.43 feet, to an iron pin, said pin being an interior corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 189.00, and said iron pin being Northwest corner of Parcel 190.00 as shown on the Davidson County Map 113-00, owned by Marjorie Richardson, as evidenced in Deed Book 4657, Page 166 (RODCT) thence;

Continuing with the west line of Parcel 190.00, South 56 degrees 16 minutes 09 seconds West, a distance of 602.30 feet, to an iron pin, said iron pin being a corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 190.00, and said iron pin being an interior point of the common line of Parcel 211.00, as shown on Davidson County Map 113-00 owned by the Jiff Johnson Trust, as evidenced in Instrument Number 20131010-0106364, (RODCT) thence;

Continuing with the line common to Parcel 165.00 and Parcel 211.00, North 89 degrees 31 minutes 23 seconds West, a distance of 549.52 feet to an iron pin on the East margin of Fire Tower Road, thence;

With said margin of Fire Tower Road, North 29 degrees 28 minutes 32 seconds West, a distance of 201.13 feet, to a point near the intersection of Buffalo Road, thence;

Continuing with said margin, North 19 degrees 33 minutes 32 seconds West, a distance of 31.33 feet, to an iron pin, and said iron pin being the westernmost corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 209.00, as shown on Davidson County Map 113-00 owned by Nelson, as evidenced in Instrument Number 20020723-0088077 (RODCT), thence;

Leaving said margin and with the line common to Parcel 165.00 and Parcel 209.00, South 85 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to an iron pin, said pin being and interior corner of Parcel 165.00 and Parcel 209.00, thence;

Continuing with said line, North 80 degrees 00 minutes 00 seconds East, a distance of 260.00 feet to an iron pin, said iron pin being an interior corner of Parcel 209.00 and Parcel 165.00; thence;

Continuing with said line, North 41 degrees 09 minutes 31 seconds East, a distance of 661.67 to an iron pin, said iron pin being an Interior corner of Parcel 165.00, and said iron pin being the Northeast corner of Parcel 209.00, thence;

Continuing with said line, North 36 degrees 00 minutes 00 seconds West, a distance of 65.00 feet, to an iron pin, said pin being an interior corner of Parcel 209.00 and being an interior corner of Parcel 165.00, and said iron pin the easternmost corner of Parcel 191.00, as shown on Davidson County Map 113-00 owned by William Stark, as evidenced in Instrument Number 20000508-0046261, (RODCT) thence;

Continuing with the line common to Parcel 191.00 and 165.00, North 36 degrees 00 minutes 00 seconds West, a distance of 64.78 feet, to an iron pin, said pin being an interior corner of Parcel 165.00, thence;

Continuing with said line, South 54 degrees 00 minutes 00 seconds West, a distance of 137.20 feet, to an iron pin, said pin being an Interior corner of Parcel 209.00 and Parcel 165.00, thence;

Continuing with said line, North 24 degree 50 minute 00 second West, a distance of 265.00 feet, to an iron pin, said pin being the Northwest corner of Parcel 165.00, and said pin being the Northeast corner of Parcel 191.00, and said pin being on the South margin of Old Charlotte Pike, thence;

Continuing with said margin, North 66 degrees 30 minutes 27 seconds East, a distance of 286.08, to a point, thence;

Continuing with said margin, North 74 degrees 47 minutes 24 seconds East, a distance of 215.52, to a point, thence;

Continuing with said margin, North 84 degrees 13 minutes 20 seconds East, a distance of 157.14 feet, the BEGINNING, containing 712,949 square feet or 16.3670 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated September 18, 2015.

Included in the above description but excluded from the conveyance is the following .298 acres, it being conveyed by Quitclaim Deed dated 09-25-2015 from TEDDY H. RICHARDSON AND WIFE, MIRIAM M. RICHARDSON to JIMMY RAY NELSON, JR. AND KIMBERLY A. NELSON, HUSBAND AND WIFE at Instrument No. 20150928-0098316, said Register's Office.

Being the same property conveyed to Louise M. Taylor, Trustee of The Mountain View Trust by Warranty Deed from Teddy H. Richardson and wife, Miriam Richardson of record in Instrument No. 20150928-0098317, Register's Office for Davidson County, Tennessee, dated September 25, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

These properties are known as:

6015 Fire Tower Road, Nashville, TN 37221

0 Charlotte Pike, Nashville, TN 37221

0 Fire Tower Road, Nashville, TN 37221

7897 Old Charlotte Pike, Nashville, TN 37221

6033 Fire Tower Road, Nashville, TN 37221

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. Wherever 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 hand this 29th day of October, 2020

JIFF JOHNSON TRUST UAD SEPTEMBER 30, 2013

BY: _____

LOU TAYLOR, SUCCESSOR TRUSTEE

MOUNTAIN VIEW TRUST UAD JULY 25, 2015

BY: _____

LOUISE M. TAYLOR, TRUSTEE

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned notary public, Lou Taylor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Trustee of the Jiff Johnson Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal this 29th day of October, 2020.

Commission expires: 08/14/2022

ROGER RAMOS
COMM.# 2254140
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires Aug. 14, 2022

_____
Notary Public

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned notary public, Louise M. Taylor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Mountain View Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 29th day of October, 2020.

Commission expires: 08/14/2022.

Notary Public

ROGER RAMOS
COMM.# 2254140
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires Aug. 14, 2022