# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,982,785.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29TH DAY OF DECEMBER, 2020.~~ 5th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 547850 DEEDWARR
01/06/2021 09:46:20 AM 5 pgs
Fees: $28.00 Taxes: $18,436.30

20210106-0002300

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Meritage Homes of Tennessee, Inc.<br>5217 Maryland Way #222<br>Brentwood, Tennessee 37027 | New Owner | Map 86, Parcel 327.00;<br>Map 86, Parcel 113.00;<br>Map 86, Parcel 348.00;<br>Map 87, Parcel 195.00;<br>Map 87, Parcel 25.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Lux Development Group, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Meritage Homes of Tennessee, Inc.**, an Arizona corporation, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Parcel No. 087-00-0-195.00:

A tract of land, being the Northeasterly part of the Kenneth Frierson, et al Property recorded in Deed Book 9511, Page 178, Situated in the 12th Councilmanic District of Davidson County, Tennessee and described according to an unrecorded Survey by John D. McCormick RLS#674 dated December 31, 2001:

BEGINNING at a fence corner post, said point being in the Easterly Property line of Harold Ewin recorded in Deed Book 5311, Page 98, RODCT and being the Southwest corner of Farmingham Wood Subdivision and being the Northwest comer of the Property herein described, thence along the Southerly boundary of Farmingham Wood Subdivision S 86° 43' 58"E., a distance of779.83 feet to a new iron rod, thence along the Westerly margin of Now Hope Estate S 5° 17'54" W., a distance of 614.50 feet to a new iron rod, thence N. 86° 42'35" W., a distance of 770.00 feet to a new iron rod at a metal fence post, thence N. 2°

46'55" E., a distance of 372.01 feet to a point in the center line of Dry Fork Creek; thence N. 6° 51' 49" E., a distance of 242.28 feet to a point of beginning and containing 11.00 acres more or less.

AND

Parcel No. 087-00-0-025.00:

Property located in the 12th Councilmanic District of Davidson County, Tennessee and being more particularly described according to a boundary survey prepared by Wamble and Associates, PLLC dated January 08, 2007 as follcws:

Beginning at an iron rod (new) on the Southern margin of Forest Ridge Drive (50 feet right-of-way)- said iron rod (new) located South 83 degrees 14 minutes 02 seconds East, 118.77 feet from the Southwest corner of Lot 215, as shown on the final Plat of revised Section 10 Valley Grove, as of record in Plat Book 6200, Page 26, Register's Office of Davidson County, Tennessee Thence, following said Southern margin of Forest Ridge Drive South 59 degrees 11 minutes 43 seconds East, 132.21 feet to an iron rod (new), said iron rod (new) being the Northwest corner of Lot 183, of said revised Section 10 Valley Grove and the Northeast corner of the property herein described; Thence, leaving said Southern margin of Forest Ridge Drive and following the Western boundary of said Lot 183 of revised Section 10, Valley Grove South 30 degrees 48 minutes 17 seconds West, 25.00 feet to an iron rod (new); Thence, along a curve to the right having a radius of 356.07 feet a central angle of 17 degrees 13 minutes 10 seconds, an arc length of 107.01 feet, a chord bearing and distance of South 39 degrees 24 minutes 44 seconds West, 106.61 feet and a tangent of 53.91 feet to an iron rod (new), said iron rod (new) being the Southwest corner of said Lot 183 of revised Section 10, Valley Grove; Thence, leaving said Western boundary of Lot 183 of revised Section 10, Valley Grove and following the Southern boundary of said Lot 183 of revised Section 10, Valley Grove South 41 degrees 58 minutes 40 seconds East, 93.08 feet to an iron rod (new) on the Western boundary of Lot 180, as shown on Section 8 Valley Grove, as of record in Plat Book 5200, Page 606, Register's Office of Davidson County, Tennessee, said iron rod (new) being the Southeast corner of said Lot 183 of said revised Section 10, Valley Grove; Thence, leaving said Southern boundary of Lot 183 of revised Section 10, Valley Grove and following said Western boundary of Section 8, Valley Grove South 37 degrees 44 minutes 11 seconds West, 49.30 feet to an iron rod (new), said iron rod (new) being the Southwest corner of said Lot 180 of Section 8, Valley Grove and the Northwest corner of Lot 179 of said Section 8, Valley Grove; Thence, South 20 degrees 33 minutes 26 seconds West, 165.08 feet to an iron rod (new), said iron rod (new) being the Southwest corner of Lot 178 of said Section 8, Valley Grove. The Northwest corner of Lot 177 of said Section 8, Valley Grove and the Southeast corner of the property herein described; Thence, leaving said Western boundary of Section 8, Valley Grove and following the Northern boundary of said Sections, Valley Grove and continuing with the Northern boundary of Section 7, Valley Grove, .45 of record in Plat Book 5800, Page 246, Register's Office of Davidson County, Tennessee and the Northern boundary of Section 6, Valley Grove, as of record in Plat Book 5200,Page 583, Register's Office of Davidson County, Tennessee South 81 degrees 44 minutes 28 seconds West 53.46 feet to an iron rod (new), said iron rod (new) being the Southwest corner of said Lot 177 of Sections, Valley Grove, the Northwest corner of Lot 107 of said Section 8, Valley Grove and the Northeast corner of Lot 106 of said Sections, Valley Grove; Thence, South 79 degrees 21 minutes 17 seconds West, 83.49 feet to an iron rod (old), said iron rod (old) being the Northwest corner of said Lot I 06 of Sections, Valley Grove and the Northeast corner of Lot 105 of said Section 7, Valley Grove; Thence, North 86 degrees 49 minutes 29 seconds West 81.39 feet to an iron rod (old), said iron rod (old) being the Northwest corner of said Lot I 05 of Section 7, Valley Grove and the Northeast corner of Lot 104 of said Section 7, Valley Grove; Thence, South 68 degrees 40 minutes 38 seconds West 159.94 feet to an iron rod (new), said iron rod (new) being the Northwest corner of Lot 103 of said Section 7, Valley Grove and the Northeast corner of Lot 102 of said Section 7, Valley Grove; Thence, South 63 degrees 18 minutes 36 seconds West 214.26 feet to an iron rod (new) on the Northern boundary of Lot 99 of said Sections, Valley Grove; Thence, South 72 degrees 21 minutes 35 seconds West I 15.35 feet to an iron rod (new), said iron rod (new) being the Northwest corner of Lot 98 of said Section 6, Valley Grove; Thence, North 66 degrees 40 minutes 15 seconds West 184.38 feet to an iron rod (new), said iron rod (new) being the Northwest corner of Lot 94 of said Section 6, Valley Grove and the Northeast corner of Lot 93 of said Section 6, Valley Grove; Thence, North 73 degrees 20 minutes 10 seconds West, 77.57 feet to an iron rod

(new), said iron rod (new) being the Northwest corner of said Lot 93 of Section 6, Valley Grove and the Northeast corner of Lot 92 of said Section 6 Valley Grove; Thence, North 79 degrees 47 minutes 24 seconds West, 65.17 feet to an iron rod (new). said iron rod (new) being the Northwest corner of said Lot 92 of Section 6, Valley Grove and the Northeast corner of Lot 91 of said Section 6, Valley Grove; Thence North 69 degrees 06 minutes 04 seconds West, 118.51 feet to an iron rod (new), said iron rod (new) being the Northwest corner of Lot 90 of said Section 6, Valley Grove and the Northeast corner of Lot 89 of said Section 6, Valley Grove; Thence, North 82 degrees 50 minutes 33 seconds West, 91.77 feet to an iron rod (old) on the Eastern boundary of the Deborah Frierson Property, as of record in Instrument Number 20050426-0046179, Register's Office of Davidson County, Tennessee. said iron rod (old) being the Northwest corner of said Lot 89 of Section 6, Valley Grove and the Southwest corner of the property herein described; Thence, leaving said Northern boundary of Section 6, Valley Grove and following said Eastern boundary of the Deborah Frierson Property and continuing along an Eastern boundary of the Deborah J. Frierson Property, as of record in Deed Book 9511, Page 178, Register's Office Davidson County, Tennessee North 07 degrees 23 minutes 15 seconds East, 614.27 feet to a point said point being the Northwest corner of the property herein described; Thence, leaving said Eastern boundary of the Deborah J. Frierson Property and following a Southern boundary of said Deborah J. Frierson South 83 degrees 20 minutes 40 seconds East, 1,097.78 feet to the point of beginning.

Containing 702,402 square feet or 16.12 acres

AND

Parcel No. 086-00-0-348.00:

Land in Davidson County, Tennessee, described according to an unrecorded survey prepared by John D. McCormick, Registered Land Surveyor, dated April 28, 1993, as follows, to-wit:

Beginning at a point in the easterly margin of Tulip Grove Road, said point being the SW corner of the G.H. Robertson, etux Property as of record in Deed Book 1452, Page 111, said point being approximately 677 feet North of the centerline of Rockwood Drive; thence No. 82 deg. 18' 58" East, a distance of 11.0 feet; thence No. 8 deg. 36'35" East, a distance of 251.24 feet; thence No. 12 deg. 30' 06" East a distance of 132.01 feet; thence So. 74 deg. 47' 38 East a distance of 178.l0 feet; thence No. 5 deg. 32' 31" East a distance of 175.00 feet; thence So. 84 deg. 27' 39" East a distance of 310.00 feet; thence So. 9 deg. 57' 01" West a distance of 467.14 feet, thence So. 82 deg. 18' 58" West a distance of 493.23 feet to a point in the easterly margin of Tulip Grove Road; thence along the easterly margin of Tulip Grove Road along a curve to the left with a radius of 979.93 feet, a distance of 50.00 feet to the point of beginning and containing 5.094 acres more or less.

INCLUDED in the above, but specifically excluded therefrom is that portion of the property described in the Quitclaim Deed of record as Instrument No.20030103-0001112, Register's Office for Davidson County, Tennessee.

AND

Parcel No. 086-00-0-327.00:

Land in Davidson County, Tennessee, described according to an unrecorded Survey prepared by John D. McCormick, Registered Land Surveyor, dated April 28, 1.993, as follows, to-wit:

Beginning at a point in the easterly margin of Tulip Grove Road, said point being the NW comer of the Dewey T. Hockett Property as of record in Deed Book 3949, Page 689, and being the Southwest comer of the property herein described, said point being approximately 507 feet North of centerline of Rockwood Drive; thence along the easterly margin of Tulip Grove Road; in a northerly direction along a curve to the left with a radius of 979.93 feet a distance 120.36 feet; thence leaving Tulip Grove Road in a direction of No. 82 deg. 18' 58" East a distance of 493.23 feet; thence No. 9 deg. 57' 01" East a distance of 310.00 feet, thence So. 80 deg. 02' 59" East a distance of 332.07 feet to a point in a fence line; thence along

fence line So. 5 deg. 12' 39" West a distance of 501.89 feet to a corner post, thence No. 85 deg. 25' 45" West a distance of 824.22 feet along a fence line to a point of beginning and containing 6.031 acres more or less.

AND

Parcel No. 086-00-0-113.00:

TRACT NO. 1:

BEING 42 acres of land, the same property conveyed to Laura Evans by deed from William Wilson and others, of record in Book 723, Page 756, Office of the Register for Davidson County, Tennessee; the full legal description contained in said Deed is incorporated herein by reference. The property was devised to Mexie Frierson, the Grantor herein, by the Will of Laura Evans, of record in Will Book 51, Page 433, Office of the Probate Clerk for Davidson County, Tennessee.

TRACT NO. 2:

BEING 14 acres of land, the same property conveyed to Mexie Wilson Frierson by deed from William Wilson and others, of record in Book 723, Page 758, Office of the Register for Davidson County, TelU1essee the full legal description contained in the said deed is incorporated herein by reference.

INCLUDED in the description above, but excluded from this conveyance is that portion of the heretofore described real property previously conveyed to Deborah .Y. Frierson from Kenneth P. Frierson, et al, by Quitclaim Deed of record in Book 8962, Page 35, Register's Office for Davidson County, Tennessee.

INCLUDED in the above, but specifically excluded therefrom is that portion of the property described in Deed Book 8962, page 35, and as Instrument No. 20020724-0088959, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Wise Group, Inc. by Substitute Trustees Deed dated 05/19/2011 from Gregory S. Gill, Substitute Trustee of record in Instrument 201105230039459, Register's Office for Davidson County, Tennessee and further conveyed to The Lux Development Group, LLC, by quitclaim deed of record in Instrument No. 20180928-0096542, said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 1209 & 1213 Tulip Grove Road, 4872 Myra Drive and Valley Grove Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and it does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind itself, its succesors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors nd 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/our hand(s) this the 29 day of December, 2020.

The Lux Development Group, LLC

BY: Alan Wise Chief Manager

Alan Wise, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Alan Wise with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of The Lux Development Group, LLC , the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Alan Wise as such Chief Manager.

Witness my hand and official seal, this the 29 day of December, 2020.

Notary Public
My Commission Expires: 10/3/21

