Karen Johnson Davidson County
Batch# 568957 DEEDWARR
02/05/2021 10:13:30 AM 9 pgs
Fees: $48.00 Taxes: $9,501.60
20210205-0016827

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32916-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Meritage Homes of Tennessee, Inc. 5217 Maryland Way, Suite 222 Brentwood, TN 37027	New Owner	050-00-0-029.00 050-00-0-026.01 050-00-0-047.01

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Sallie R. Hicks Family, LLC, a Tennessee limited liability company and the George T. Hicks Family Trust UW dated May 27, 1992** (hereinafter collectively referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey **Meritage Homes of Tennessee, Inc., an Arizona corporation** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

See attached Exhibit A.

THIS is unimproved property which adjoins Mulberry Downs Circle, Nashville, Davidson County, Tennessee.

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 Grantor covenants with the said 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 as set forth on the attached Exhibit B; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signature pages to follow]

IN WITNESS WHEREOF, the Grantor has executed this instrument with an effective date of the 4th of February, 2021.

Sallie R. Hicks Family, LLC

By: _____
George T. Hicks, Jr., Chief Manager

STATE OF Tennessee]
COUNTY OF Davidson]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared George T. Hicks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of the Sallie R. Hicks Family, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Chief Manager for the said company.

WITNESS my hand, at office this 4th day of February, 2021.

_____
Notary Public
My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has executed this instrument with an effective date of the 4th of February, 2021.

George T. Hicks, Jr., Co-Trustee of the George T. Hicks Family Trust UW dated May 27, 1992

Susan H. Thetford, Co-Trustee of the George T. Hicks Family Trust UW dated May 27, 1992, by George T. Hicks, Jr., Attorney-in-Fact and Agent

Catherine H. Obolensky, Co-Trustee of the George T. Hicks Family Trust UW dated May 27, 1992, by George T. Hicks, Jr., Attorney-in-Fact and Agent

Judy H. Ison, Co-Trustee of the George T. Hicks Family Trust UW dated May 27, 1992, by George T. Hicks, Jr., Attorney-in-Fact and Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared George T. Hicks, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Trustee of the George T. Hicks Family Trust UW dated May 27, 1992 and is authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand, at office this 4th day of February, 2021.

Notary Public
My Commission Expires: 11/8/24

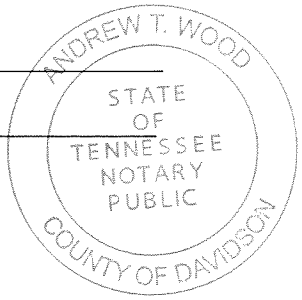
ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named George T. Hicks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact and Agent for Susan H. Thetford, Catherine H. Obolensky, and Judy H. Ison, Co-Trustees of the George T. Hicks Family Trust UW dated May 27, 1992, and that he as such Attorney-in-Fact and Agent executed the foregoing instrument on behalf of and as the personal act and deed of the said Co-Trustees for the purpose therein contained, by signing the names of the Co-Trustees by himself as Attorney-in-Fact and Agent.

WITNESS my hand, at office this 4th day of February, 2021.

Notary Public
My Commission Expires: 11/8/21



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,568,000.00.

Affiant

Subscribed and sworn to before me this
4th day of February, 2021.

Notary Public
My Commission Expires: 11/8/21

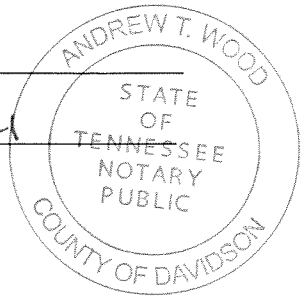


EXHIBIT A

Legal Description

Land lying in the 12th Civil District of Davidson County and being more particularly described as follows:

Beginning at an iron pin on the Southeasterly right of way line of Westchester Drive having a Northing of 699,847.37, an Easting of 1,740,539.79 and being the common corner of Metropolitan Government of Nashville and Davidson County property and Tract 2, Parcel B of the property herein described,

Thence, with the Westchester Drive right of way line N 61°14'13" E, 50.00 feet to an iron pin,

Thence, leaving the right of way of Chesterfield Drive and with the line of Lot 89, Willow Creek Section III, S 28°45'47" E, 120.00 feet to an iron pin, the common corner of said Lot 89, other property of Metropolitan Government of Nashville and Davidson County, and the property herein described,

Thence, continuing with the division line of the Metropolitan Government of Nashville and Davidson County property and the property herein described, S 41°49'49" E, 446.25 feet to the center of North Fork Ewing Creek, being a corner to Tract 2, Parcel A of the property herein described,

Thence, with said Parcel A and the center of North Fork Ewing Creek the following calls;

N 81°32'01" E, 26.22 feet to a point,
N 70°46'43" E, 84.97 feet to a point,
N 59°57'53" E, 51.71 feet to a point,
N 42°54'57" E, 106.81 feet to a point,
N 10°55'34" W, 91.39 feet to a point,
N 54°21'55" E, 94.10 feet to a point,
N 75°05'12" E, 71.79 feet to a point, corner to Mulberry Downs P.U.D.,

Thence, leaving the center of North Fork Ewing Creek and with Mulberry Downs P.U.D. the following calls;

S 5°34'07" E, 41.75 feet to a concrete monument,
S 76°47'04" E, 89.80' to a concrete monument,
S 40°42'33" E, 89.80 feet to an iron pin,
S 8°12'47" E, 91.87 feet to an iron pin on a non-tangential curve to the left,
Thence, with said curve having a radius of 473.31 feet, an arc length of 46.66 feet, a chord bearing of S 74°21'16" E, and a chord length of 46.64 feet to an iron pin at a point of compound curvature of a curve to the left having a radius of 30.00 feet, an arc length of 43.84 feet, a chord bearing of N 56°36'24" E, and a chord length of 40.04 feet to an iron pin,
N 24°44'37" E, 46.10 feet to an iron pin,
S 65°15'23" E, 50.00 feet to an iron pin,
S 24°44'37" W, 46.10 feet to an iron pin at the point of curvature of a curve to the left,
With said curve having a radius of 30.00 feet, an arc length of 41.84 feet, a chord bearing of S 15°12'49" E, a chord distance of 38.53 feet to an iron pin, said iron pin being the point of reverse curvature of a curve to the right,
With said curve having a radius of 647.16 feet, an arch length of 173.39 feet, a chord bearing of S 47°29'42" E, and a chord length of 172.88 feet to an iron pin at the point of tangency,
S 39°49'10" E, 99.72 feet to a concrete monument,
With a curve to the left having a radius of 30.00 feet, an arc length of 31.93 feet, a chord bearing of S 63°53'55" E, and a chord length of 30.44 feet to an iron pin,
N 26°29'51" W, 45.41 feet to an iron pin,
N 59°10'13" E, 104.05 feet to an iron pin in a monument at the beginning of a non-tangential curve to the right,
With said curve to the right having a radius of 225.00 feet, an arc length of 33.21 feet, a chord bearing of S 27°05'54" E, and a chord length of 33.19 feet to an iron pin at the point of compound curvature of a curve to the right,

With said curve to the right having a radius of 30.00 feet, an arc length of 50.43 feet, a chord bearing of S 24°48'33" E, 44.70 feet to a concrete monument,
S 17°53'45" E, 58.87 feet to a concrete monument on a non-tangential curve to the right,
With said curve to the right having a radius of 356.84 feet, an arc length of 150.48 feet, a chord bearing of N 84°24'08" E, and a chord length of 149.37 feet to an iron pin,
S 83°31'00" E, 150.00 feet to an iron pin,
S 84°20'58" E, 121.38 feet to an iron pin at the point of curvature of a curve to the left,
With said curve to the left having a radius of 4176.12 feet, an arc length of 367.25 feet, a chord bearing of S 87°42'05" E, and a chord distance of 367.13 feet to an iron pin,
S 21°05'10" E, 213.08 feet to a concrete monument on the property line of the Frances J. Cranford Family Trust property,

Thence, with the Frances J. Cranford Family Trust property the following calls;

S 6°24'07" W, 581.78 feet to an iron pin at the Sallie R. Hicks Family, Et. Al. property,
S 32°04'51" E, 426.74 feet to an iron pin,
S 14°21'54" E, 419.43 feet to an iron pin on the line of Nashville Commons property,

Thence, with the Nashville Commons property the following calls;

S 76°33'44" W 445.54 feet to an iron pin,
S 6°41'02" W, 319.29 feet to an iron pin,
S 4°55'46" W, 261.31 feet to an iron pin, a common corner to Timberwood Estates Section 2-A and the property herein described,

Thence, with Timberwood Estates Section 2-A and Timberwood Estates Section 2, N 84°44'14" W, 500.02 feet to an iron pin, a common corner to Timberwood Estates Section 2, Village By The Creek section 7, and the property herein described,

Thence, with the line of Village By The Creek Sections 7 and 9, and the Habitat for Humanity of Greater Nashville property, N 6°21'46" E, 1332.48 feet to an iron pin at the common corner for the Habitat for Humanity of Greater Nashville property and the property herein described,

Thence, with the Habitat for Humanity of Greater Nashville property, N 73°55'13" W, 1500.66 feet to an iron pin on the easterly line of the Northbrook Subdivision Phase 2,

Thence with the line of Northbrook Subdivision Phase 2, N 6°09'48" E, 675.96 feet to a point in the center of North Fork Ewing Creek, said point being S 6°09'48" E, 29.16 feet from a 1" iron pipe,

Thence, with the center of said creek, S 89°36'03" E, 72.88 feet to a point, corner to the Metropolitan Government of Nashville and Davidson County property and the property herein described,

Thence, with the Metropolitan Government of Nashville and Davidson County property, and leaving the center of North Fork Ewing Creek, the following calls;

N 41°49'49" W,417.05 feet to an iron pin,
N 28°45'47" E, 125.73 feet to the Beginning.

Containing 60.717 acres, more or less (the "Subject Property").

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of Map 50, Parcels 26.01, 29.00 & 47.01, Westchester Drive Nashville, Davidson County, TN, by Wilson & Associates, P.C., Joey C. Wilson, II, Tennessee R.L.S.# 2089, dated June 10, 2020, last revised February 2, 2021 as Project No. 20-1498.

Being part of the same property conveyed to George Hicks by Special Warranty Deed dated March 3rd, 1986 from First Tennessee Bank National Association (formerly known as First Tennessee Bank N.A. Memphis), of record in Book 6799, Page 299, Register's Office for Davidson County Tennessee (the "GTH Property"), together with part of the same property conveyed to George T. Hicks

and wife, Sallie R. Hicks by Deed dated June 1st, 1989 from Phillips Builders, Inc., a Tennessee Corporation, of record in Book 7855, Page 635, said Register's Office (the "GTH/SRH Property"). George Hicks, also known as George T. Hicks, died May 27, 1992 leaving a Last Will and Testament which was admitted to probate on June 17, 1992 in the Davidson County Probate Court under Case No. 99364. George Hicks' interest in the GTH Property was devised according to the terms of his Will, and his interest in the GTH/SRH Property passed to Sallie R. Hicks as surviving tenant by the entirety.

Pursuant to said Will, a part of the GTH Property was devised to Sallie R. Hicks, George T. Hicks, Jr. Susan H. Thetford, Catherine H. Obolensky and Judy H. Ison, as Co-Trustees of the George T. Hicks Family Trust, said devise having been confirmed by Quitclaim Deed dated October 6th, 1994 from Sallie R. Hicks, George T. Hicks, Jr., Susan H. Thetford, Catherine H. Obolensky and Judy H. Ison, as Co-Executors of the Estate of George T. Hicks, of record in Book 9492, Page 865, said Register's Office (the "Trust Property").

Further, pursuant to said Will, a part of the GTH Property was devised to Sallie R. Hicks, George T. Hicks, Jr. Susan H. Thetford, Catherine H. Obolensky and Judy H. Ison, as Co-Trustees of the George T. Hicks Qualified Terminal Interest Trust, said devise having been confirmed by Quitclaim Deed dated December 31st, 2001 from Sallie R. Hicks, George Thomas Hicks, Jr., Susan H. Thetford, Catherine H. Obolensky and Judy H. Ison, as Co-Executors of the Estate of George T. Hicks of record in Instrument No. 20011231-0145295, said Register's Office (the "LLC Property"). The LLC Property was further conveyed to Sallie R. Hicks by Quitclaim Deed dated December 31st, 2001 from Sallie R. Hicks, George Thomas Hicks, Catherine H. Obolensky, Susan H. Thetford and Julia H. Ison, Co-Trustees of the George T. Hicks Qualified Terminal Interest Trust of record in Instrument No. 20011231-0145296, said Register's Office.

A part of the LLC Property, together with the GTH/SRH Property, were among the properties conveyed to Sallie R. Hicks Family, LLC, a Tennessee limited liability company by Quitclaim Deed from Sallie R. Hicks dated December 28th, 2001, of record in Instrument No. 20011231-0145298, said Register's Office. The remainder of the LLC Property was conveyed to Sallie R. Hicks Family, LLC, a Tennessee limited liability company by Quitclaim Deed from Sallie R. Hicks dated January 2nd, 2002, of record in Instrument No. 20020107-0002410, said Register's Office.

As further information, Sallie R. Hicks died July 13, 2019 leaving a Last Will and Testament which was admitted to probate on August 28, 2019 in the Davidson County Probate Court under Case No. 19P1421. At the time of her death, no portion of the Subject Property remained vested in her individual name. This reference is provided solely to explain the omission of Sallie R. Hicks from the list of Trustees in the following section which concerns current vesting.

Title to the Trust Property is established in George T. Hicks, Jr. Susan H. Thetford, Catherine H. Obolensky and Judy H. Ison, as Co-Trustees of the George T. Hicks Family Trust UW dated May 27, 1992. Title to the LLC Property is established in Sallie R. Hicks Family, LLC, a Tennessee limited liability company. Said Trust Property and LLC Property comprise the herein described Subject Property.

EXHIBIT B

Permitted Encumbrances

1. All matters shown on the P.U.D. Boundary Plat of Mulberry Downs of record in Plat Book 6900, Page 940, Register's Office for Davidson County, Tennessee.

2. Subject to the flow of North Fork Ewing Creek.

3. Right of Way Agreement to Tennessee Natural Gas Lines, Inc., of record in Book 1939, Page 629, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 649, said Register's Office.

5. Rights of others in and to the land embraced within the appurtenant easement described in the Deed of record in Book 6081, Page 368, said Register's Office.

6. A 60-foot easement for a proposed road to Dickerson Pike as set out in the Deeds of record in Book 6799, Page 299 and Book 9492, Page 865, said Register's Office.

7. Subject to a right of way for the purpose of ingress and egress to Westchester Drive as set out in the Deeds of record in Book 6334, Page 917 and Book 6799, Page 299, said Register's Office.

8. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8059, Page 371, said Register's Office.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20150908-0091194, said Register's Office.

10. All matters as shown on the ALTA/NSPS Land Title Survey of Map 50, Parcels 26.01, 29.00 & 47.01, Westchester Drive Nashville, Davidson County, TN, by Wilson & Associates, P.C., Joey C. Wilson, II, Tennessee R.L.S.# 2089, dated June 10, 2020, last revised February 2, 2021 as Project No. 20-1498.

11. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel Nos. 050-00-0-029.00, 050-00-0-026.01, and 050-00-0-047.01. Taxes have been prorated as part of closing and assumed by the Grantee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023