Karen Johnson Davidson County
Batch# 570640 DEEDWARR
02/09/2021 08:06:30 AM 6 pgs
Fees: $33.00 Taxes: $30,895.00
20210209-0018133

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Mara Hofman, Trustee of the Amended and Restated Zinnia Trust 11444 W. Olympic Blvd., 11th Floor Los Angeles, CA 90064	Same	144 09 0 005.00 144 09 0 016.00 144 13 0 005.00 114 13 0 023 00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MICHAEL D. SONTAG TRUSTEE OF THE JAMES TRUST u/a dated November 25, 2017 (the "Grantor"), has bargained and sold, and hereby transfers and conveys to MARA HOFMAN, TRUSTEE OF THE AMENDED AND RESTATED ZINNIA TRUST u/a dated January 29, 2021 ("Grantee"), her successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said property, together with all rights and appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, her successors and assigns, forever.

Grantor covenants and binds himself and his successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons except to matters shown on Exhibit B.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 8th day of February, 2021.

MICHAEL D. SONTAG, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

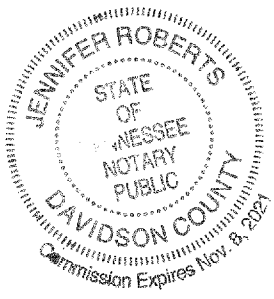
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid Michael D. Sontag, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of February, 2021.

Jennifer Roberts
Notary Public

My Commission Expires:

November 8, 2021



STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $8,350,000.00

Casey Daiss

Sworn to and subscribed before me this 8 day of February, 2021.

Notary Public

My Commission Expires:

11/16/2024

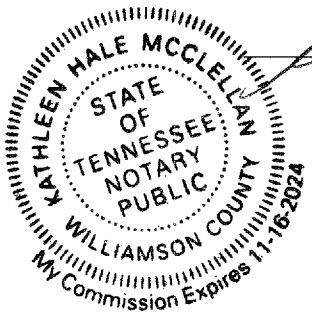


EXHIBIT A

Parcel One:

Being a tract of land in the City of Forest Hills, Second Civil District, Davidson County, Tennessee, located between Chickering Road and Subdivision of Chickering Estates, Section One and Two and being more particularly described as follows:

Beginning at a point in the center of Chickering Road, said point being the southwest corner to Mary Cortner Ragland of record in Book 4528, page 516, and Book 2486, page 221, Register's Office for Davidson County, and said point being approximately 600 feet as measured along said road southerly from the southwest corner of Chickering Woods Subdivision of record in Book 3842, page 105, said Register's Office.

Thence, leaving said road with Ragland's southerly boundary and passing an iron pin on the easterly margin of said road at 31.0 feet, in all south 79 degrees, 58 minutes east, 713.2 feet to an iron pin;

Thence, south 4 degrees, 19 minutes west, 160.0 feet to an iron pin;

Thence, continuing with Ragland's southerly boundary north 88 degrees 00 minutes east, 323.0 feet to an iron pin;

Thence, north 60 degrees, 41 minutes east, 355.3 feet to an iron pin, Ragland's southeast corner;

Thence, with Ragland's easterly boundary north 6 degrees 11 minutes east, 545.2 feet to an iron pin in twenty-inch Ash tree, being the southeast corner to Chickering Woods Subdivision;

Thence, with said subdivision north 1 degree, 21 minutes east, 110.3 feet to an iron pin;

Thence, leaving said subdivision with the southerly boundary to Chickering Estates, Section Two, of record in Book 4460, page 134, said Register's Office, south 82 degrees, 40 minutes east, 224.7 feet to a monument;

Thence, south 34 degrees, 4 minutes east, 426.6 feet to a monument;

Thence, with the westerly boundary of Chickering Estates, Section One, of record in Book 2663, pages 86 and 87, said Register's Office, south 16 degrees 22 minutes west, 282.2 feet to an iron pin;

Thence, leaving said subdivision with the property deeded to Robert J. Walker, of record in Book 5194, page 624, said Register's Office, north 74 degrees, 58 minutes west, 90.0 feet to an iron pin;

Thence, south 26 degrees 16 minutes west, 199.8 feet to an iron pin;

Thence, south 67 degrees, 38 minutes east, 125.0 feet to an iron pin in said westerly boundary of Chickering Estates, Section One;

Thence, with said boundary south 43 degrees, 57 minutes west, 543.0 feet to an iron pin;

Thence, north 66 degrees, 32 minutes west, 74.5 feet to an iron pin in concrete;

Thence, continuing with said Chickering Estates, south 5 degrees, 14 minutes west 441.6 feet to an iron pin, the northeast corner to Josephine Smith, et al, of record in Book 5352, page 561, said Register's Office, north 5 degrees, 48 minutes east, 270.9 feet to an iron pin;

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Thence, leaving said Chickering Estates with Smith's northerly line and a fence line north 84 degrees, 46 minutes west, 664.5 feet to an iron pipe;

Thence, leaving Smith's line and with the easterly line to Harvie Branscomb of record in Book 2930, page 208, said Register's Office, north 5 degrees, 48 minutes east, 270.9 feet to an iron pin;

Thence with the easterly line to John P. Mayo of record in Book 6290, page 630, said Register's Office, north 17 degrees, 56 minutes 30 seconds west, 100.0 feet to an iron pin;

Thence, north 16 degrees, 00 minutes east, 95.7 feet to an iron pin, Mayo's northeast corner;

Thence, with Mayo's northerly boundary north 75 degrees, 55 minutes west, 809.5 feet to the center of Chickering Road;

Thence, with the center of said road north 20 degrees, 18 minutes east, 320.0 feet to the point of beginning.

Containing 28.06 acres, more or less.

TOGETHER WITH easements in favor of subject property for roadway and utilities across the adjoining property, said easements described in the following instruments:

1. Warranty Deed of record in Book 4132, page 45, Register's Office for Davidson County, Tennessee;

2. Installment Deed of record in Book 4131, page 969, Register's Office for Davidson County, Tennessee; and

3. Warranty Deed of record in Book 3034, page 1881, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements set forth in that certain Ground Lease and Driveway Easement Clarification Agreement and Addendum of record in Book 6451, page 424, said Register's Office as modified by Second Addendum to Ground Lease and Driveway Easement Clarification Agreement of record in Book 8468, page 221, said Register's Office and Assignment and Assumption of Lease of record in Instrument No. 20031106-0163445, Register's Office for Davidson County, Tennessee.

Being the property conveyed by deed of record in Instrument #20180119-0005949, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 2021 and thereafter.
2. Restrictive Covenants contained in instrument of record in Book 2810, page 5, amended in Book 3096, page 210, Register's Office for Davidson County, Tennessee.
3. Easement for private road contained in Instrument of record in Book 3034, page 188, said Register's Office.
4. Easement for roadway and public utilities retained in the deed of record in Book 4131, page 969, said Register's Office.
5. Easement for roadway and public utilities retained in the deed of record in Book 4132, page 45, said Register's Office.
6. All easements set forth in that certain Ground Lease and Driveway Easement Clarification Agreement and Addendum of record in Book 6451, page 424, as modified by Second Addendum to Ground Lease and Driveway Easement Clarification Agreement of record in Book 8468, page 221, Assignment and Assumption of Lease of record as Instrument No. 20031106-0163445, Instrument No. 20170419-0038255 and Instrument #20180119-0005948, said Register's Office.

29662743.1

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, LaRhonda H. Maxey, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LaRhonda H. Maxey

My Commission Expires: 11/05/2024

