WARRANTY DEED

Karen Johnson Davidson County
Batch# 583915 **DEEDWARR**
03/04/2021 10:06:48 AM 4 pgs
Fees: $23.00 Taxes: $25,160.00

20210304-0028137

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

L-ZR-21-685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
4492 Partnership	**New Owner**	
(NAME)	(NAME)	
4535 Harding Pike, Room 309		**078-00-0-016.00** **079-00-0-001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY DONALD GRAVES, EDWARD NEIL GRAVES, PHYLLIS MADONNA GRAVES GOEHRING, BARBARA ELAINE GRAVES WARD, LENA ANN GRAVES BUCK, SHARON JOYCE GRAVES CARTY, DANIEL BRUCE GRAVES, WANDA RUTH GRAVES LOVELL, NADINE L. GRAVES BILLS, LINDA KATHRYN GRAVES MCKINNEY,** hereinafter called the Grantor), have bargained and sold, and by these presents do transfer and convey unto **4492 PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I
4492 Old Hickory Boulevard, Nashville, Tennessee 37218
Map and Parcel 078-00-0-016.00

Land in Davidson County, Tennessee, more particularly described as follows:
Beginning at an existing iron pin in the east margin of Old Hickory Blvd., the southwest corner of Parcel 22.00, a 6.3 acre tract belonging to Angelia D. Otey as recorded in Deed Book 11226, Page 658, R.O.D.C. and the northwest corner of this Parcel (16.00) this point being, with the east margin of Old Hickory Blvd., approximately 635 ft. from the southern margin of Tidwell Hollow Rd., and proceeding:

1) With the southern line of said Otey's 6.3 acre tract N. 52 degrees 23'04" E 1468.42 ft. to an existing iron pin in the southwest line and in a fence line of parcel 34.00, Map 78, a 9.9 acre tract belonging to Donald Myron Frakes as recorded in Deed Book 6695, Page 804, R.O.D.C., thence;

2) With the southwest line of said Frakes 9.9 acre tract S 36 degrees 38'26" E passing a fence corner at 272.68 ft. of Frakes and a common corner with Parcel 01.00, Map 79 a 630 acre tract belonging to George W. Graves, and continuing with Graves' line in all 1634.12 ft. to a wood post, an iron pin set as a witness to this corner next to wood post on creek side, and fence corner on the west bank of a creek in the line of Graves and intersection of three fences this point being the common corner of this tract (Parcel 16.00) and Parcel 15.00, Map 58, a 51 acre tract belonging to Fesmire Investments, L.P. as recorded in Deed Book 10739, Page 566, R.O.D.C. and Parcel 36.00, Map 89, a 53.76 acre tract belonging to Carole S. Fesmire as recorded in Instrument No. 20000822-0083077, R.O.D.C., thence;

3) With the north line of said Fesmire Investments (Parcel 15.00) S 89 degrees 44'20" W 1964.43 ft. to a wood post and fence corner and in the east margin of Old Hickory Blvd. an iron pin set online and 25 ft. from the centerline of said road, thence;

4) With the east margin of Old Hickory Blvd. a curve to the left having a radius of 1438.21 ft. with a central angle of 14 degrees 32'14", a chord distance of 363.93 ft. and a chord bearing of N 20 degrees 48'53" W to a point, thence;

5) With the margin of said road N 28 degrees 05'00" W 94.89 ft. to the point of beginning, containing 37.0 acres, more or less, according to a survey by Marvin T. Wright, R.L.S. #2094 of Tennessee, 1329 Highway 12 N. Ashland City, TN 37015.

Being the same property conveyed to Ann K. Graves, a life estate and the remainder interest to Jerry D. Graves, Eddie N. Graves, Donna G. Goehring, Sharon G. Carty, Daniel B. Graves, Barbara G. Ward, Wanda G. Lovell, Lena Ann Buck, Nadine G. Bills and Linda Kathryn McKinney by Warranty Deed from

Jerry R. Johns and wife, Frances Johns, recorded May 28, 2003 in Instrument No. 20030528-0072115, Register's Office for Davidson County, Tennessee. The said Ann K. Graves having since died.

Tract II
4388 Old Hickory Boulevard, Nashville, Tennessee 37218
Map and Parcel 079-00-0-001.00

Land in Davidson County, Tennessee, more particularly described as follows:
Beginning at a point in the center of a gravel road that has been used by the Graves Family for ingress/egress to the described property; thence leaving said road, N31°05'23"W, a distance of 26.08', to a ½" Rebar (set) at the corner of Fesmire; thence N23°14'27"W, a distance of 714.07', to a ½" Rebar (found) at the southeast corner of other property owned by the Graves Heirs; thence N23°31'34"W, a distance of 1350.73', to a ½" Rebar (found) at a corner of Frakes; thence N71°02'41"E, a distance of 320.00', to a point in the fence at a corner of Stouder; thence N73°06'48"E, a distance of 320.00', to a point in the fence; thence N74°22'14"E, a distance of 188.91', to a point in the fence; thence N61°37'52"E, a distance of 81.21', to a point in the fence at a corner of Drummond; thence N54°18'10"E, a distance of 34.91', to a 12" Hickory; thence N77°16'28"E, a distance of 157.03', to a ½" Rebar (found) at a corner of Kelly; thence N69°28'22"E, a distance of 110.89', to a point in the fence; thence N48°46'00"E, a distance of 86.25', to a ½" Rebar (found); thence N40°07'44"E, a distance of 21.75', to a ½" Rebar (found) at a corner of Elliott; thence N32°54'41"E, a distance of 218.08', to a ½" Rebar (found) at a corner of Malone; thence N27°35'16"E, a distance of 307.09', to a ½" Rebar (found) at a corner of Wright; thence N32°20'08"E, a distance of 177.41', to a point in the fence at a corner of Clark; thence N26°27'19"E, a distance of 191.22', to a ½" Rebar (found) at a corner of Breaux; thence N30°24'38"E, a distance of 236.57', to a ½" Rebar (found) at a corner of Welfel; thence N68°29'2"E, a distance of 203.36', to a ½" Rebar (found) at a corner of Work; thence N60°16'07"E, a distance of 159.98', to a point in the fence; thence N42°52'19"E, a distance of 104.58', to a point in the fence; thence N34°54'34"E, a distance of 69.30', to a point in the fence; thence N67°45'48"E, a distance of 228.52', to a 1" Pipe (found); thence N72°30'22"E, a distance of 205.07', to a ½" Pipe (found); thence N70°09'02"E, a distance of 209.83', to a ½" Rebar (found) at a corner of Rennhoff; thence N71°31'04"E, a distance of 257.18', to a ½" Rebar (found); thence N70°18'31"E, a distance of 492.17', to a ½" Rebar (found); thence N69°15'54"E, a distance of 268.63', to a ½" Rebar (found); thence N57°07'21"E, a distance of 108.78', to a ½" Rebar (found) at a corner of Camp; thence N53°35'18"E, a distance of 475.27', to a ½" Rebar (set); thence N53°30'05"E, a distance of 237.22', to a ½" Rebar (set); thence N53°33'34"E, a distance of 355.51', to a point at the low water mark of the Cumberland River; thence with said low water mark along the west bank of the river for the following calls, S35°53'05"E, a distance of 153.41'; thence S39°57'41"E, a distance of 237.65'; thence S37°52'37"E, a distance of 250.94'; thence S33°35'12"E, a distance of 389.53'; thence S30°44'43"E, a distance of 304.06'; thence S26°59'34"E, a distance of 203.02'; thence S26°43'45"E, a distance of 206.42'; thence S26°49'27"E, a distance of 196.09'; thence S27°59'57"E, a distance of 215.12'; thence S24°43'10"E, a distance of 235.87'; thence S36°51'56"E, a distance of 162.63'; thence S34°37'19"E, a distance of 144.07'; thence S36°12'11"E, a distance of 125.46'; thence S31°24'14"E, a distance of 151.97'; thence S00°03'23"W, a distance of 88.99' to a point across the slough from Roberts Island; thence continuing along the low water mark, S08°09'40"E, a distance of 213.16'; thence S20°29'05"E, a distance of 293.75'; thence S30°23'02"E, a distance of 261.43'; thence S40°29'13"E, a distance of 262.70'; thence S45°55'27"E, a distance of 209.87'; thence S42°42'47"E, a distance of 174.75'; thence S43°40'00"E, a distance of 253.00'; thence S35°31'10"E, a distance of 180.45'; thence S41°05'25"E, a distance of 200.73'; thence S48°32'40"E, a distance of 232.10'; thence S54°48'53"E, a distance of 328.47'; thence S55°37'34"E, a distance of 347.57'; thence S60°05'32"E, a distance of 334.91'; thence S68°16'49"E, a distance of 191.35'; thence S70°00'27"E, a distance of 329.79', to a ½" Rebar (set); thence leaving the river with Bells Landing Partners, S74°17'08"W, a distance of 141.35', to a point in the fence; thence S84°09'33"W, a distance of 1022.08', to a point in the fence; thence S83°34'38"W, a distance of 775.86', to a point in the fence; thence S84°00'48"W, a distance of 683.12', to a Post; thence S84°41'04"W, a distance of 780.80', to a ½" Rebar (found); thence S85°24'36"W, a distance of 2062.00', to a ½" Rebar (set) at a corner of Eller and Olsen; thence S83°26'22"W, a distance of 2199.58', to a ½" Rebar (found) at the southwest corner of Edward Graves which is an interior tract to be excluded; thence N24°23'32"W, a distance of 1141.17', to a ½" Rebar (found); thence N31°05'23"W, a distance of 18.91' to the beginning point; said described tract contains 645.62 Acres as surveyed by Bart K. Lay R.L.S.# 2600 on January 12, 2010. Described tract is subject to all easements and right of ways of record. Also property is subject to 37.036 Acres of interior parcels to be excluded from conveyance netting 608.583 Acres.

Being the same property conveyed to Lena Ann Graves Buck, Linda Kathryn Graves McKinney, Jerry Donald Graves, Edward Neil Graves, Phyllis Madonna Graves Goehring, Sharon Joyce Graves Carty, Daniel Bruce Graves, Barbara Elaine Graves Ward, Wanda Ruth Graves Lovell and Nadine L. Graves Bills by Order on Petition to Construe the Will of the Decedent (Ann Kathryn Walker Graves) recorded February 23, 2010 in Instrument No. 20100223-0013606, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to George W. Graves, Jr. by Warranty Deed from Mrs. Novella Graves, recorded April 9, 1963 in Book 3532, Page 611, Register's Office for Davidson County, Tennessee.

Easement Tract
Also conveyed herewith is an easement across the Fesmire/Siegrest Parcels 89-00-0-027.00 and 089-00-0-36.00 as described in the Settlement Agreement of record in Instrument No. 20180117-0004802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property Taxes for the year 2021.
- Greentbelt Rollback taxes.
- Notice of Filing of Settlement Agreement of record in Instrument No. 20180117-0004802, Register's Office for Davidson County, Tennessee.
- Electrical Permit of record in Book 4932, Page 695, Register's Office for Davidson County, Tennessee.
- Easement for Ingress, Egress and Utilities set out in Deed in Book 6912, Page 726, Register's Office for Davidson County, Tennessee.
- Agreement to Maintain of record in Book 6021, Page 381, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6826, Page 162, Register's Office for Davidson County, Tennessee.
- Applications for Greenbelt Assessment of record in Book 8841, Page 477, Instrument No. 20050203-0012787 and Instrument No. 20120508-0039767, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 27th day of February, 2021 and 1st day of March, 2021.

Jerry Donald Graves — Date 3/1/21

Edward Neil Graves — Date 3/1/21

Phyllis MaDonna Graves Goehring — Date 2/27/2021

Barbara Elaine Graves Ward — Date 2/27/2021

Lena Ann Graves Buck — Date 2/27/2021

Sharon Joyce Graves Carty — Date 2-27-2021

Daniel Bruce Graves — Date 3/1/2021

Wanda Ruth Graves Lovell — Date 2/27/2021

Nadine L. Graves Bills — Date 2/27/2021

Linda Kathryn Graves McKinney — Date 2/27/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY DONALD GRAVES, EDWARD NEIL GRAVES and DANIEL BRUCE GRAVES, the within named bargainor, 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, this the 1st of March, 2021.

Notary Public

My Commission Expires: 1/3/22



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHYLLIS MADONNA GRAVES GOEHRING, BARBARA ELAINE GRAVES WARD, LENA ANN GRAVES BUCK, SHARON JOYCE GRAVES CARTY, WANDA RUTH GRAVES LOVELL, NADINE L. GRAVES BILLS, LINDA KATHRYN GRAVES MCKINNEY, the within named bargainor, 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, this the 27th day of February, 2021.

Notary Public

My Commission Expires: 1/3/22



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903