Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(1)

Karen Johnson Davidson County
Batch# 595514 DEEDWARRSP
03/19/2021 09:29:07 AM 4 pgs
Fees: $23.00 Taxes: $12,483.60
20210319-0036520

This Instrument Prepared by:
Gregory S. Perrone, PC
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
EGH LAND DEVELOPMENT, LLC	Same as New Owner	P/O Map-Par.
798 Old Hickory Blvd.		182-00-0-221.00
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EVERGREEN HILLS, G.P., a Tennessee general partnership** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **EGH LAND DEVELOPMENT, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the 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 for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever 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 Grantor's hand, this 17 day of March, 2021.

Evergreen Hills, G.P.,
a Tennessee general partnership

By: _____
Name: Fred Yazdian
Its: Partner

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Partner of Evergreen Hills, G.P., the within named bargainor, a general partnership, and that she/he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Fred Yazdian as Partner.

Witness my hand and official seal on this 17 day of March, 2021.

_____
Notary Public
My Commission Expires: 10-26-24

WILLIAM GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

The actual consideration for this transfer, or value of property (whichever is greater) is $3,373,946.00.

_____
Affiant

Subscribed and sworn before me this 17 day of March 2021.

_____
Notary Public

My Commission Expires: 10-26-24

WILLIAM GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

Being a 17.380 more or less tract of land lying in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Evergreen Hills, G.P. as evidenced by deed of record in Instrument No. 20070608-0068965, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated August 4, 2020, as follows:

Beginning at a 1/2" rebar with cap "Anderson-Delk" set on the northerly margin of Old Hickory Boulevard (50' Right-of-Way), said point being the most southeasterly corner of the Farokh Fani Property of record in Instrument No. 20130408-0034790, Register's Office Davidson County, Tennessee, and the most southwesterly comer of the afore-said Evergreen Hills, G.P. Property, Thence leaving the margin of Old Hickory Boulevard and with the easterly line of said Fani Property, North 06 Degrees 27 Minutes 41 Seconds East a distance of 935.85 feet to a point, Thence leaving Fani's easterly line and with a new line, severing said Evergreen Hills, G.P. Property, the following five calls:
South 83 Degrees 33 Minutes 44 Seconds East a distance of 114.63 feet to a point; Thence North 06 Degrees 26 Minutes 16 Seconds East a distance of 17.77 feet to a point; Thence South 83 Degrees 12 Minutes 55 Seconds East a distance of 509.45 feet to a point; Thence South 82 Degrees 23 Minutes 39 Seconds East a distance of 50.01 feet to a point; Thence South 83 Degrees 12 Minutes 55 Seconds East a distance of 110.00 feet to a point in the westerly line of an open space tract on the plan of Old Hickory Hills, Phase Two, Section One; Thence with said plan of Old Hickory Hills, South 06 Degrees 47 Minutes 05 Seconds West a distance of 988.45 feet to a point in the northerly right-of-way of Old Hickory Boulevard; Thence with said margin of Old Hickory Boulevard, North 80 Degrees 39 Minutes 06 Seconds West a distance of 779.47 feet to the Point of Beginning, containing 17.380 Acres, more or less.

Being a part of the same property conveyed to Evergreen Hills, G.P., a Tennessee general partnership by Special Warranty deed from Turner Farm Partners, a Tennessee general partnership of record in Instrument No. 20070608-0068965 Register's Office for Davidson County, Tennessee, dated June 6, 2007 and recorded on June 8, 2007.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190206-0011547, in the Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement of record in Instrument Number 20001030-0107214, in the Register's Office for Davidson County, Tennessee.
4. Grant of Transmission Line Easement of record in Book 4420, Page 36, in the Register's Office for Davidson County, Tennessee.
5. All matters reflected on Survey prepared by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated August 4, 2020.
6. All matters reflected on Survey prepared by Q. Scott Pulliam, TRLS # 2346, Wamble & Associates, PLLC, Survey Number 652-0106/249-0104, dated May 23, 2005, last revised May 16, 2006.
7. Survey matters subsequent to May 16, 2006, being the date of survey number 652-0106/249-0104, prepared by Q. Scott Pulliam of Wamble & Associates, PLLC.
8. Title to that portion of the property within the bounds of the cemetery shown on plat of survey of Warble & Associates, PLLC, dated May 23, 2005, last revised May 16, 2006, together with the right of ingress and egress thereto.