Karen Johnson Davidson County
Batch# 622458 DEEDWARRSP
04/26/2021 12:23:30 PM 6 pgs
Fees: $33.00 Taxes: $11,100.00
20210426-0055101

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
West Green Land Partners, LLC 1033 Demonbreun Street, Suite 300 Nashville, TN 37203-4512	049-00-0-129.00 049-00-0-128.00	West Green Land Partners, LLC 1033 Demonbreun Street, Suite 300 Nashville, TN 37203-4512
This instrument prepared by: Bradley Arant Boult Cummings, LLP (BLB) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **WEST GREEN LAND PARTNERS LIMITED PARTNERSHIP**, a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **WEST GREEN LAND PARTNERS, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's heirs, successors, and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging or in any wise appertaining to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

[Signature Page Follows]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 2021.

Notary Public
My Commission Expires:

BROOKE BAIRD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2023

IN WITNESS WHEREOF, the Grantor has executed this Deed this 23 day of April, 2021.

WEST GREEN LAND PARTNERS LIMITED PARTNERSHIP,
a Tennessee limited partnership

Keith A. Taylor, Esq.
Keith A. Taylor, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Keith A. Taylor, 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 Authorized Agent of WEST GREEN LAND PARTNERS LIMITED PARTNERSHIP, a Tennessee limited partnership, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Authorized Agent of WEST GREEN LAND PARTNERS LIMITED PARTNERSHIP, a Tennessee limited partnership.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 23rd day of April, 2021.

Brooke Baird
Notary Public

My Commission Expires:

BROOKE BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 3, 2023

EXHIBIT A
Legal Description of Property

TRACT 1:

Being a tract of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of West Green Lane and Whites Creek Pike (U.S. Highway 431, State Route 65), backs up to Whites Creek on the rear and being more particularly described as follows:

BEGINNING at an iron pin at fence intersection (corner post) on the westerly margin of Whites Creek Pike, as widened (50 feet from centerline), said iron pin being in the southerly boundary of a corner lot deeded to Leroy Johnson of record in Book 6101, Page 81, R.O.D.C., further described as being 315± feet south of the centerline of West Green Lane;

THENCE, with said margin of Whites Creek Pike and a fence, S 34° 28' 59" E, 393.91 feet to an iron pin at fence corner, northeast corner of the property deeded to Louis J. Baltz, of record in Book 5354, Page 21, R.O.D.C;

THENCE, with Baltz's northerly boundary and along a fence line S 54° 15' 52" W, 1573.06 feet to an iron pin at corner post, Baltz's corner;

THENCE, with Baltz's westerly boundary and along a fence line S 35° 28' 34" E, 451.34 feet to a corner stone at 36-inch hackberry tree;

THENCE, continuing with Baltz's northerly boundary and along a fence line S 61° 22' 16" W, 977.79 feet to the center of Whites Creek, Baltz's northwest corner;

THENCE, upstream with said center of Creek the following seven calls:

N 44° 31' 11" W, 462.00 feet;
N 20° 46' 11" W, 561.00 feet;
N 31° 46' 11" W, 297.00 feet;
N 20° 31' 11" W, 297.00 feet;
N 11° 58' 49" E, 264.00 feet;
N 26° 58' 49" E, 396.00 feet;
N 06° 06' 43" E, 461.51 feet;

THENCE, leaving said creek in line with a wall and fence line S 87° 12' 08" E, 366.32 feet to a corner post, the terminus of West Green Lane;

THENCE, with said terminus S 01° 04' 26' E, 14.94 feet to a corner post;

THENCE, with the southerly margin of West Green Lane and with a fence line S 87° 17' 50" E, 1,103.00 feet to an iron pin;

THENCE, continuing with said margin with a curve to the right, 125.89 feet to a fence corner, northwest corner to Leroy Johnson, said curve having a radius of 1,412.40 feet, a central angle of 05° 06' 25", a tangent of 62.99 feet and a chord of S 84° 44' 37" E, 125.85 feet;

THENCE, with Johnson's westerly boundary and along a fence S 04° 27' 52" E, 351.35 feet to a post and old tree, Johnson's southwest corner;

THENCE, with Johnson's southerly boundary and along a fence and tree row N 82° 18' 33° E, 534.13 feet to the point of beginning.

Being the same property conveyed to WEST GREEN LAND PARTNERS, A TENNESSEE LIMITED PARTNERSHIP, by deed from JOHN OLIVER JONES AND WIFE, FLORENCE E. JONES., of record in Book 7413, Page 245, said Register's Office.

LESS AND EXCEPT that portion of the property conveyed to the STATE OF TENNESSEE by Consent Judgment and Final Decree, of record in Book 8350, Page 305, said Register's Office, described as follows:

Beginning at a point in the proposed north margin of SR 155 said point being 163.79 feet left of SR 155 proposed centerline station 439+55.66; thence with said proposed north margin (1) north 76 degrees 45 minutes 04.30 seconds east 302.49 feet (2) north 87 degrees 39 minutes 03.90 seconds east 533.26 feet (3) north 77 degrees 34 minutes 56.50 seconds east 226.52 feet to a point; thence with the west boundary of the Louis J. and William J. Baltz property (1) south 31 degrees 48 minutes 01 seconds east 269.27 feet (2) south 30 degrees 25 minutes 40 seconds east 80.52 feet to a point; thence with the proposed south margin of SR 155 south 65 degrees 37 minutes 08 seconds west 977.79 feet to a point; thence with the proposed west margin of SR 155 (also being the west boundary of the above described property) (1) north 40 degrees 16 minutes 19 seconds west 462.00 feet (2) north 16 degrees 31 minutes 19 seconds west 217.70 feet to the point of beginning and containing 11.92 acres and being part of the same property conveyed by John Oliver and wife, Florence E. Jones to West Green Land Partners, a Tennessee Limited Partnership as of record in book 7413, page 245, Register's Office Davidson County, Tennessee.

TRACT 2:

Being a parcel of land in the Second Civil District of Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Whites Creek Pike and West Green Lane, being more particularly described according to a survey of Barge, Waggoner, Sumner and Cannon, dated May 30, 1989, as follows:

BEGINNING at the point of intersection of the westerly margin of Whites Creek Pike and the southerly margin of West Green Lane; thence, with said westerly margin S 33° 11'18" E, 316.27 feet to a point; thence, leaving said margin with the northerly line of property conveyed to West Green Land Partners, by deed of record in Book 7413, Page 245, R. 0. D.C., N 82° 18'33" W, 556.54 feet to a point; thence, continuing with said line N 04° 27'52" W, 351.35 feet to a point in the southerly margin of West Green Lane; thence, with said margin, the following calls:

With a curve to the right 11.74 foot to a point, said curve having a central angle of 00° 28' 35'; a radius of 1,412.40 feet, a tangent of 5.87 feet, and a chord of S 81° 57'13" E, 11.74 feet; S 81° 42'50" E, 27.01 feet to a point; with a curve to the left 112.43 feet to a point, said curve having a central angle of 08° 45'00", a radius of 736.20 feet, a tangent of 56.32 feet and a chord of S 86° 05'20" E, 112.32 feet; N 89°32'10" E, 255.35 feet to the point of beginning.

Being the same property conveyed to WEST GREEN LAND PARTNERS, A TENNESSEE LIMITED PARTNERSHIP, by deed from LEROY JOHNSON, UNMARRIED, of record in Book 7860, Page 93, dated June 7, 1989, said Register's Office.

EXHIBIT B
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 049-00-0-129.00 (Tract 1) and 049-00-0-128.00 (Tract 2).

2. Sanitary Sewer Easement of record in Book 7086, page 406, said Register's Office. (Tract 1)

3. Permanent Drainage Easement of record in Book 8350, page 305, said Register's Office. (Tract 1)

4. Agreement for the Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7688, page 176, said Register's Office. (Tract 1)

5. Easement for the flow of the water of Whites Creek in Book 7814, page 567 and the right of the public therein. (Tract 1)

6. Easement Agreement to Piedmont Natural Gas Company, Inc., of record as Instrument No. 20200630-0070905, said Register's Office. (Tract 1)

7. Anchor Easement of record in Book 5596, page 800, said Register's Office. (Tract 1)

True Copy Certification

I, Melissa Foster, do hereby make oath that I am 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.

Melissa Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

