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

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

Karen Johnson Davidson County
Batch# 647496 DEEDWARRSP
06/02/2021 10:38:56 AM 6 pgs
Fees: $33.00 Taxes: $6,941.20
20210602-0073703

SPECIAL WARRANTY DEED

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

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. Grantor does hereby reserve for himself an ingress and egress Easement over and across the property designated as public roads on the preliminary plat for Section 7 and Section 8 of Evergreen Hills, as more particularly described on ***Exhibit "B"*** attached hereto and incorporated herein by reference. Said Easement shall expire upon the recording of the final plat dedicating public roads for Section 7 and Section 8 of Evergreen Hills.

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 "C"***, 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 28 day of May, 2021.

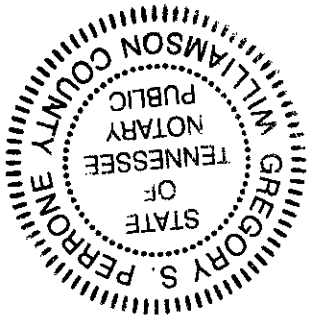
Evergreen Hills, G.P.,
a Tennessee general partnership

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 28 day of May, 2021.



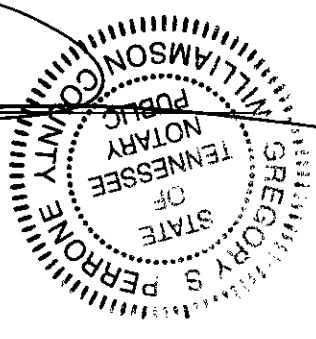
_____
Notary Public
My Commission Expires: 10.26.24

The actual consideration for this transfer, or value of property (whichever is greater) is $1,876,000.00.

_____
Affiant

Subscribed and sworn before me this 28 day of May 2021.

_____
Notary Public



My Commission Expires: 10.26.24

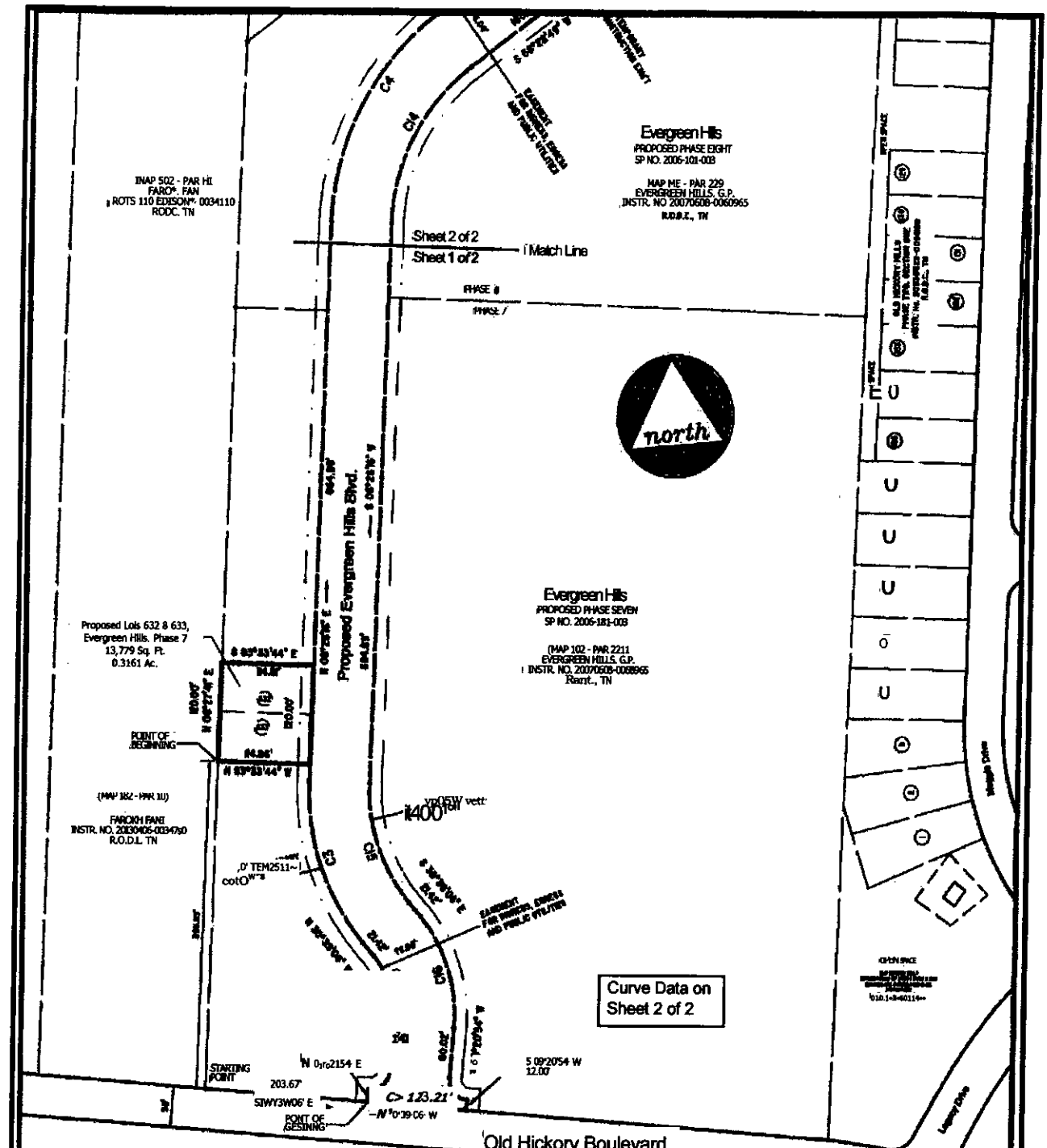
EXHIBIT "A"
Legal Description

Being a 10.879 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:

Starting at a ½" 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 corner 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 the Point of Beginning;
Thence continuing with Fani's easterly line, North 06 Degrees 27 Minutes 41 Seconds East a distance of 311.47 feet to a point; Thence leaving the easterly line of the afore-said Fani Property, and with a new line, severing said Evergreen Hills, G.P. Property, the following two calls: North 58 Degrees 25 Minutes 25 Minutes East a distance of 898.93 feet to a point; Thence South 83 Degrees 18 Minutes 55 Seconds East a distance of 80.89 feet to a ½" rebar found at the most northwesterly corner of Lot 121 on the plan of Old Hickory Hills, Phase Two, Section One, of record in Instrument Number 20030623-0086188, Register's Office Davidson County, Tennessee; Thence with said plan of Old Hickory Hills, South 06 Degrees 47 Minutes 05 Seconds West, crossing the westerly terminus of Ramstone Way at 151.95 feet, a total distance of 851.78 feet to a point;
Thence leaving said plan of Old Hickory Hills, and with the northerly line of proposed Phase Seven, Evergreen Hills, the following five calls: Thence North 83 Degrees 12 Minutes 55 Seconds West a distance of 110.00 feet to a point in Thence North 82 Degrees 23 Minutes 39 Seconds West a distance of 50.01 feet to a point; Thence North 83 Degrees 12 Minutes 55 Seconds West a distance of 509.45 feet to a point; Thence South 06 Degrees 26 Minutes 16 Seconds West a distance of 17.77 feet to a point; Thence North 83 Degrees 33 Minutes 44 Seconds West a distance of 114.63 feet to the Point of Beginning, containing 10.879 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. (Value of consideration shown in aforementioned deed $1,413,800.00.) Being also known as Evergreen Hills, Phase Eight, Tennessee.

Exhibit B



Notes:

1. Property Map 182, a portion of parcel 221.
31st Council District, Nashville, Davidson County, Tennessee
2. Property Owner: Evergreen Hills, G.P.
Instrument No. 20070608-0068965, R.O.D.C. Tenn.
3. Easement contains 163,924 Sq. Ft or 3.761 Ac.
4. Easement area and boundary of proposed Lots 632 and 633 are intended to conform with the approved SP plan for Evergreen Hills, SP No. 2006SP-181-003.
5. This survey was performed under the authority of TCA 62-18-126 and is not a general property survey as defined under rule 0820-3-07.

Sheet 1 of 2
Exhibit Plat
portion of

Evergreen Hills

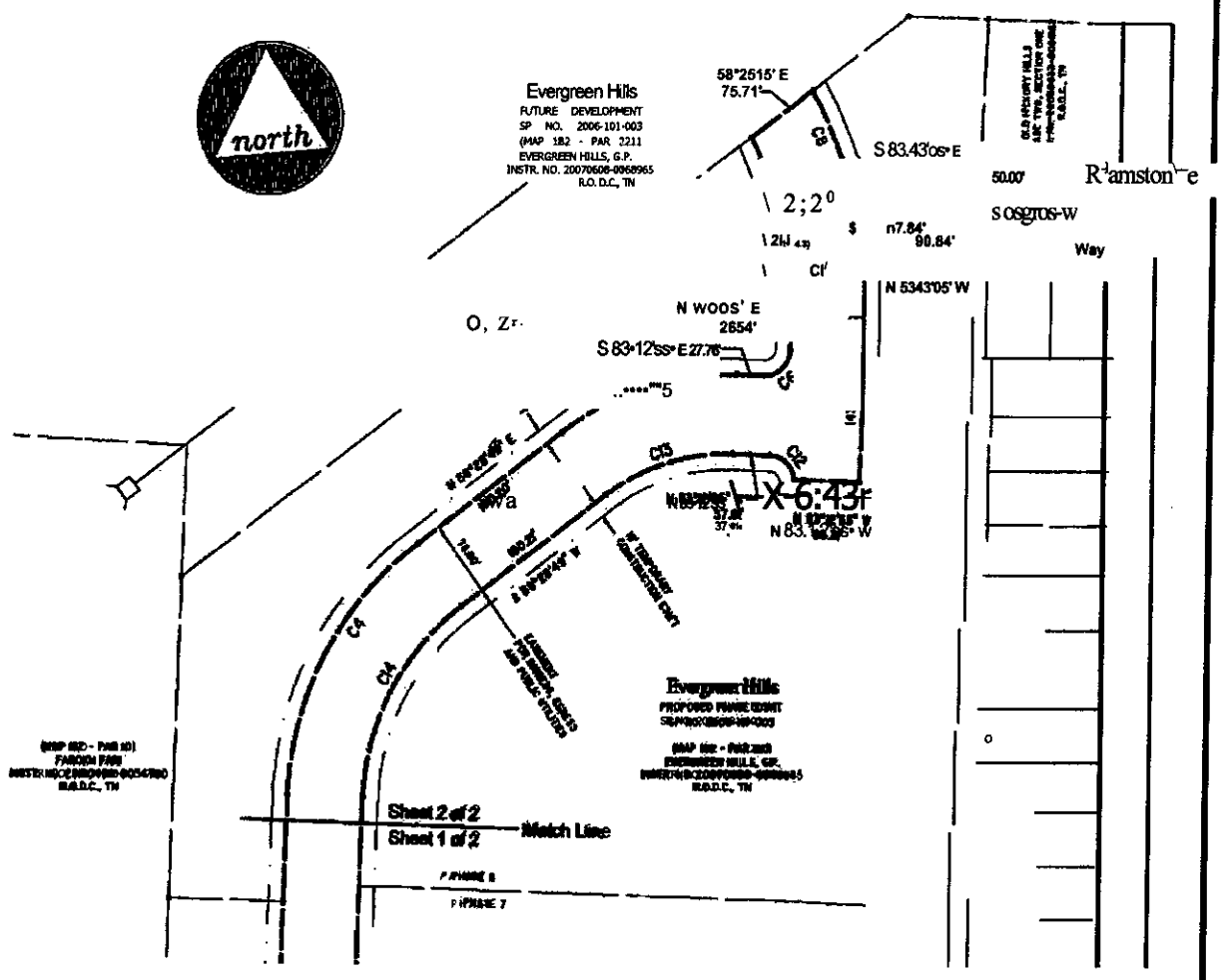
Phases 7 and 8
31st Council District
Nashville, Davidson County, Tennessee

Prepared for:
Evergreen Hills, G.P.

02-14-2021 1" = 120'

Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

Exhibit B continued



Curve Data

Curve Table						
Curve #	Radius	Delta	Length	Tangent	Chord	Chord Brg.
C1	25.00	clers4'21'	38.36	24.10	34.70	N 53°98'04" E
C2	112.50	045°00'00'	88.36	46.60	86.10	NB°09'06" W
C3	287.50	042.05'22"	211.20	NO.62	206.48	5 14°36'25" E
C4	312.50	052°02'33'	283.85	152.56	274.19	S 32°27'35" W
C5	277.50	038°18'16'	185.52	96.38	182.08	5 77°37'Sr W
C6	25.00	090°00'00'	39.27	25.00	35.36	N 51°47'05" E
C7	362.00	029°42'17'	187.68	96.00	185.58	N 08°04'04" W
C8	437.00	009°23'39'	71.65	35.91	71.57	N19°43'04" W
C9	25.00	068°41'51'	29.97	17.09	28.21	S 49°22'10" E

Curve Table						
Curve #	Radius	Delta	Length	Tangent	Chord	Chord Bra.
C10	25.00	098°26'38'	42.95	28.99	37.86	s47-03.36.W
C11	437.00	008°56'48"	68.24	34.19	68.17	N 02°18'41" E
C12	25.00	083°31'49'	36.45	22.33	33.30	N 4127'01' W
C13	202.50	038°18'16'	135.38	70.33	132.87	S 77°37'Sr W
C14	237.50	052°02'34'	215.73	115.95	208.39	5 32.27'33" W
C15	212.50	(Kean'	156.10	81.76	152.62	S I4.36'25" E
C16	187.50	045°00'00'	147.26	77.67	143.51	N13°09'06" W
C17	25.00	clerss'ar	38.40	24.14	34.73	S 34°39'00" E

Notes:

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2. Property Owner: Evergreen Hills, G.P. Instrument No. 20070608-0068965, R.O.D.C. Tenn.
3. Easement contains 163,924 Sq. Ft. or 3.76± Ac.
4. Easement area and boundary of proposed Lots 632 and 633 are intended to conform with the approved SP plan for Evergreen Hills, SP No. 2006SP-181-003.
5. This survey was performed under the authority of TCA 62-18-126 and is not a general property survey as defined under rule 0820-3-07.

Sheet 2 of 2
Exhibit Plat
portion of

Evergreen Hills

Phases 7 and 8
31st Council District
Nashville, Davidson County, Tennessee

Prepared for:
Evergreen Hills, G.P.
02-14-2021 1" = 120'

Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37 211
(615) 331-0809

12-136

EXHIBIT "C"
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.