Karen Johnson Davidson County
Batch# 649434 DEEDWARR
06/04/2021 11:17:30 AM 5 pgs
Fees: $28.00 Taxes: $9,250.00
20210604-0075133

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36155-03-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Trustee Affiant Subscribed and sworn to before me this 2nd day of June, 2021. Notary Public My Commission Expires: 3/6/24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Austin B.Pennington 3020 Stansberry Lane, Ste 101 Franklin, TN 37069	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 10100006900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Chapman, IV, Trustee of The Hill Song Trust dated May 20, 2019**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin B. Pennington** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 7285 Stringfellow Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of June, 2021.

William T. Chapman, IV, Trustee of The Hill Song Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William T. Chapman, IV, Trustee of The Hill Song Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 2nd day of June, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land lying in Davidson County, Tennessee, described as follows:

Beginning at a 30 inch diameter White Oak tree (SPC N: 653999.76' E: 1688766.99') common corner with Roderick Thurley recorded in Deed Book Instrument No. 20030127-0011193 and Nioka Jones recorded in Deed Book Instrument Number 20160224-0017572 in the Davidson County Register of Deeds said White Oak tree witnessed by a found 1/2" diameter iron rebar with RLS cap number 1444 (Said tree wire fence into tree) thence with the line of Nioka the following ten (10) calls and distances:
1. North 57 Degrees 29 Minutes 56 Seconds West for 204.43 feet along top of ridge to wood fence post (wire fence line evidence of property line);
2. North 38 Degrees 51 Minutes 55 Seconds West for 364.58 feet along top of ridge to wood fence post (wire fence line evidence of property line);
3. South 80 Degrees 50 Minutes 07 Seconds West for 146.53 feet along top of ridge to wood fence post (wire fence line evidence of property line);
4. South 68 Degrees 35 Minutes 09 Seconds West for 112.01 feet along top of ridge to wood fence post (wire fence line evidence of property line);
5. South 46 Degrees 38 Minutes 47 Seconds West for 410.69 feet along top of ridge to wood fence post (wire fence line evidence of property line);
6. South 41 Degrees 53 Minutes 29 Seconds West for 230.06 feet along top of ridge to wood fence post (wire fence line evidence of property line);
7. North 76 Degrees 16 Minutes 12 Seconds West for 336.16 feet along top of ridge to wood fence post (wire fence line evidence of property line);
8. North 44 Degrees 09 Minutes 12 Seconds West for 139.87 feet along top of ridge to an 8-inch diameter Hickory Tree with fence line attached (wire fence line evidence of property line);
9. North 07 Degrees 04 Minutes 45 Seconds West for 258.79 feet along top of ridge to a wood fence post (wire fence line evidence of property line)
10. North 67 Degrees 45 Minutes 21 Seconds West for 811.05 feet across a saddle in ridge line to an 18 inch diameter Hackberry tree at top of ridge with fence line attached, common corner with Indian Creek Hunt and Timber Club, LLC;
Thence with said line of the following eight (8) calls and distances:
1. North 07 Degrees 17 Minutes 14 Seconds East for 642.78 feet along top of ridge to wood fence post (wire fence line evidence of property line);
2. North 47 Degrees 42 Minutes 16 Seconds East for 336.59 feet along top of ridge to wood fence post (wire fence line evidence of property line);
3. North 22 Degrees 04 Minutes 02 Seconds East for 356.78 feet along top of ridge to wood fence post (wire fence line evidence of property line);
4. North 32 Degrees 48 Minutes 05 Seconds East for 232.89 feet leaving the top ridge to wood fence post (wire fence line evidence of property line);
5. South 88 Degrees 51 Minutes 27 Seconds East for 336.66 feet to a 26-inch diameter Hickory tree in fence line in a hollow (wire fence line evidence of property line);
6. South 82 Degrees 10 Minutes 57 Seconds East for 340.18 feet to another top of ridge to a wood fence post (wire fence line evidence of property line);
7. North 44 Degrees 55 Minutes 12 Seconds West for 787.69 feet up a ridge to a wood fence post in fence line at top of ridge (wire fence line evidence of property line);
8. North 44 Degrees 19 Minutes 40 Seconds East for 694.92 feet to a wood fence post in fence line at top of ridge (wire fence line evidence of property line) common corner with Luther Cullom recorded in Deed Book 3405, page 361 in the Davidson County Register of Deeds;
Thence with said line of the following five (5) calls and distances along top of ridge:
1. South 55 Degrees 31 Minutes 32 Seconds East for 563.94 feet to a 24-inch diameter Chestnut Oak tree (top of ridge and wire fence line evidence of property line);
2. South 75 Degrees 46 Minutes 47 Seconds East for 410.81 feet to a wood fence post in wire fence line (top of ridge and wire fence line evidence of property line);
3. South 83 Degrees 15 Minutes 35 Seconds East for 81.70 feet to a 30-inch Red Oak tree in wire fence line (top of ridge and wire fence line evidence of property line);

4. North 88 Degrees 11 Minutes 53 Seconds East for 232.68 feet to a wood fence post in wire fence line (top of ridge and wire fence line evidence of property line);
5. North 81 Degrees 44 Minutes 56 Seconds East for 658.80 feet to a wood fence post in wire fence line (top of ridge and wire fence line evidence of property line) common corner with Jane Ann Regan recorded in Deed Book 215, page 186 and Deed Book 41, page 194 in the Davidson County Register of Deeds;
Thence with said line South 16 Degrees 02 Minutes 12 Seconds East for 2087.90 feet total distance, passing a set 5/8-inch iron rebars with TTL Cap at 873.13 feet and 891.90 feet marking end of access road named Stringfellow Road (fence East of line not a boundary fence but a fence of convenience) to a 34-inch diameter White Oak tree top of ridge common corner with Hugh D. Johnson recorded in Book 111110, page 923 (Lot 19 Section II Hickory Trail Farms Plat Book 4460, page 194) and Ronald Fuller recorded in Quit Claim Book 11578, page 28 recorded in the Davidson County Register of Deeds; Thence with said line and in part with Melissa Dale Coble recorded in Deed Instrument Number 20080620-1163887 and Roderick Thurley recorded in Deed Instrument Number 20030127-0011193 in the Davidson County Register of Deeds North 85 Degrees 04 Minutes 06 Seconds for 1214.21 feet to a set 5/8-inch iron rebar with TTL cap;
Thence with Thurley line South 05 Degrees 54 Minutes 44 Seconds West for 850.21 feet (fence is not boundary line) to the point of beginning.
Parcel containing 154.02 Acres more or less (6,709,135.96 square feet more or less).

Land Description prepared by Kenneth D. Church, TN RLS 1004, TTL USA 5010 Linbar Drive #153, Nashville, Tennessee 37211, phone 615-727-1847 per survey dated May 8, 2019.

Source of North Tennessee State Plane Coordinate NAD 83, GEOID 12A OPUS GPS data dated March 25, 2019.

Being the same property conveyed to William T. Chapman, IV, Trustee of The Hill Song Trust dated May 20th, 2019, by deed dated May 20, 2019 from Patrick Stephen Sullivan and James William Sullivan and Pamela Anderson of record in Instrument No. 20190620-0059598, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, which have been prorated and assumed by the Grantee. Map and Parcel No. 10100006900.
2. Application for Greenbelt Assessment of record in Instrument No. 20200429-0044789, Register's Office for Davidson County, Tennessee.
3. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1001.
4. Rights of the public to the use of that part of the land described herein within the bounds of Stringfellow Road.

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

My Commission Expires: 10/29/2023

