WARRANTY DEED

Karen Johnson Davidson County
Batch# 653091 DEEDWARR
06/09/2021 01:14:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20210609-0077608

File No. LG-21-623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luxeterra Ops, LLC	Same as New Owner	
(NAME)	(NAME)	
4000 Hillsboro Pk., #1802	4000 Hillsboro Pk. #1802	034-03-0-064.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Spring Branch Partners, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luxeterra Ops, LLC**, an Alabama limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, located east of Paula Drive and west of East Hill Drive and being north of Twin Hills Drive, described according to a survey prepared by Paul G. Weatherford, RLS# 1941, whose address is 1301 Central Court, Hermitage, TN 37076, dated March 27, 2007, project number WA291, being more particularly described as follows:

Unless stated otherwise, any found concrete monument referred to herein is an old four-inch square monument with a brass cap and punch hole. Any monument referred to herein as an iron rod set is a new five-eights inch diameter rebar with yellow plastic cap atop stated "PGW TN 1941" . All bearings stated herein are referenced to Tennessee Grid north (NAD83).

BEGINNING at an old one-half inch iron rod being the southeast corner of Shepherd Hills, Section No. 4, Lot 247, of record in Plat Book 2854, Page 100, said iron rod being on the southerly line of Lot No. 2 of the Re-subdivision of Lot 2 of Section One of the Addition to Shepherd Hills of record in Plat Book 62, page 630, Register' s Office for Davidson County, Tennessee: Thence, South 48 degrees. 03 minutes 39 seconds East a distance of 584.24 feet to a concrete monument found being a corner common with Bobby D. Tidwell, et ux, of record in Book 9448, Page 570, and to Lot No. 1 of the 3rd Addition to Shepherd Hills, W. D. Tidwell Subdivision, of record in Book 4350, page 140, and a corner to Lot No. 172 of Shepherd Hills, Section No. 5, of record in Book 2854, Page 119; Thence with said Lot 172, South 44 degrees. 21 minutes 32 seconds" West a distance of 134.73 feet to a concrete monument found being a common corner with Lot 171; Thence with said Lot No. 171 South 43 degrees. 09 minutes 38 seconds" West passing a one-half inch iron rod found at a distance of 136.76 feet being the corner of Lot 170 of the Zone Lot division Lot 170, Shepherd Hills, Section No. 5, of record in Plat Book 6900, page 126, proceeding for a total distance in all of 286.59 feet to a concrete monument found at the corner of said Lot 170 same being a common

corner with Lot 169 of the aforementioned Shepherd Hills, Section No. 5; Thence with Lot 169 South 38 degrees. 08 minutes 35 seconds" West a distance of 247.93 feet to a concrete monument found being a common corner with Lot 167 and said Lot 168; Thence south 31 degrees. 08 minutes 47 seconds" West a distance of 152.55 feet to a one inch iron rod found in the westerly line of Lot 166, same being a common corner with Lot 160 of the Combination of Lot 160, Shepherd Hills, Section No. 3, of record in Book 4350, page 36; Thence with said Lot 160 the following two calls: North 56 degrees. 35 minutes 01 seconds" West a distance of 370.00 feet to an iron rod set; Thence with a non-tangential curve to the left having a delta angle of 4 degrees. 00 minutes 59 seconds" , a radius of 1775.00 feet, an arc length of 124.43 feet, and a chord bearing of South 30 degrees. 42 minutes 28 seconds" West, with a chord length of 124.40 feet to a concrete monument found on the easterly right-of-way margin of Spring Branch Drive (having a fifty-foot wide right-of-way); Thence leaving said Lot 160 North 60 degrees. 19 minutes 39 seconds" West a distance of 50.00 feet to an iron rod set on the westerly margin of said Spring Branch Drive, said iron rod being on the easterly line of Lot 146 of Shepherd Hills, Section No. 3 of record in Book 2854, page 100, same being a common line with Homer H. Cole, et ux, of record in Deed Book 4541, page 548; Thence with Cole the following two calls: proceed with a non-tangential curve to the right having a delta angle of 0 degrees. 29 minutes 47 seconds" a radius of 1825.00 feet, with an arc length of 15.81 feet, with a chord bearing of North 29 degrees. 55 minutes 14 seconds" East, with a chord length of 15.81 feet to an iron rod set; Thence North 49 degrees. 40 minutes 49 seconds" West a distance of 222.98 feet to a concrete monument found being a corner common with Lot 145 and said Lot 146 and with Lot 251 of the aforementioned Shepherd Hills, Section No. 4; Thence with said Lot 251 North 35 degrees. 29 minutes 27 seconds" East a distance of 200.01 feet to a concrete monument found being a corner common with Lot 250 and said Lot 251; Thence North 41 degrees. 23 minutes 11 seconds" East a distance of 399.64 feet to a concrete monument found being a corner common with Lot 249 and Lot 248; Thence North 45 degrees. 37 minutes 11 seconds" East passing a concrete monument found at a distance of 200.39 feet being the corner of Lot 248 and Lot 247, for a total distance in all of 399.14 fed to the point of beginning, containing 549,639 square feet, or 12.62 acres, more or less.

Being the same property conveyed to Benjamin Wilson and Whitney Wilson, Trustees For The Benjamin Wilson Revocable Trust, And Whitney Wilson and Benjamin Wilson, Trustees For The Whitney Wilson Revocable Trust, As Tenants In Common by Quitclaim Deed from Benjamin C. Wilson of record in Instrument No. 20170815-0083626 Register's Office for Davidson County, Tennessee, dated August 7, 2017 and recorded on August 14, 2017. Said Quitclaim Deed as corrected by Correction Quitclaim Deed, of record in Instrument No. 20191105-0113871, in said Register's Office.

Being the same property conveyed to Spring Branch Partners, LLC, a Tennessee limited liability company by Warranty deed from Benjamin Wilson and Whitney Wilson, Trustees for The Benjamin Wilson Revocable Trust and Whitney Wilson and Benjamin Wilson, Trustees for The Whitney Wilson Revocable Trust of record in Instrument No. 330,000.00 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 05, 2019. SEE ALSO: Scrivener's Affidavit of record in Instrument No. 20200812-0090112 and Warranty Deed of Correction recorded in Instrument No. 20210317-0035418.

This is property more commonly known as:
0 Spring Branch Road, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we

do covenant with the said GRANTEES 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 GRANTEES, 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 my/our hand this 7th day of June, 2021.

Spring Branch Partners, LLC,
a Tennessee Limited Liability Company

By:_____
Justin Hicks, member

By:_____
Nathan Hysmith, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joshua Hunter of the state and county mentioned, personally appeared Justin Hicks and Nathan Hysmith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be members of Spring Branch Partners, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Justin Hicks and Nathan Hysmith as such members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as members.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of June, 2021.

_____
Notary Signature

My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024