Karen Johnson Davidson County
Batch# 670016 DEEDWARR
07/02/2021 09:12:30 AM 6 pgs
Fees: $33.00 Taxes: $22,940.00
20210702-0089783

36264

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 6,200,000.00.

Affiant

Subscribed and sworn to me on June 30, 2021.

NOTARY PUBLIC

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34699

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher Scott Hughes, Trustee c/o FBMM Inc. 12 West 37th Street Floor 10 New York, NY 10018	Christopher Scott Hughes, Trustee c/o FBMM Inc. 12 West 37th Street Floor 10 New York, NY 10018	113-076; 127-003; 127-004; 113-072; 127-313;

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin McGinn and wife, Cynthia McGinn, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended by First Amendment dated December 18, 2018, and as amended by Second Amendment dated October 22, 2019, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Applications for Greenbelt Assessments - Forest of record as Instrument No. 20160303-0020698 - Map & Parcel 113-072.
3. Easements set forth in the deeds of record as Instrument No. 20130201-0010917 and Instrument No. 20151208-0123579, said Register's Office.
4. Easements granted to Harpeth Valley Utilities District for water line of record in Book 5556, pages 590 and 604, in the Register's Office for Davidson County, Tennessee.
5. Easement and right of ingress and egress as set forth in the instruments of record in Book 2743, pages 111 and 119; Book 6334, page 875; Book 8149, pages 566 and 571; Instrument No. 20120626-0056097; Instrument No. 20120626-0056098; Instrument No. 20121005-0091439 and Instrument No. 20121005-0091440, said Register's Office.

6. Ingress/egress for power and telephone lines set forth in Deed of record in Book 2640, page 176, in said Register's Office.

This subject property consists of two (2) unimproved tracts located at 7508 Buffalo Road (MP# 127 000 00.40) and 0 Buffalo Road (MP# 113 000 072.00); and three (3) improved tracts located at 7550 Buffalo Road (MP# 113 000 076.00), 7534 Buffalo Road (MP# 127 000 003.00), and 0 Buffalo Road (MP# 127 000 313.00); all in Nashville, Davidson County, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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(s) this 30th day of June 2021.

Kevin McGinn

Cynthia McGinn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2021, before me personally appeared Kevin McGinn and Cynthia McGinn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 30, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

EXHIBIT "A"

LAND BEING AND LYING IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LYING WEST OF AND ADJACENT TO BUFFALO ROAD, BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, UNDER JOB NAME MCGI621, DATED JUNE 24, 2021, AS FOLLOWS:

Beginning At A IRON PIN FOUND ON THE WEST R.O.W. OF BUFFALO ROAD; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHEAST CORNER OF DAVID JUDD ETUX; Thence LEAVING SAID ROAD WITH JUDD, N 70°58'57" W For A Distance Of 1103.05' To A IRON PIN FOUND (#1756); SAID TREE BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF DAVID JUDD (TM 127, P 247.00); Thence WITH JUDD (TM 127, P 247.00) AND A FENCE, N 19°27'20" W For A Distance Of 202.41' To A IRON PIPE FOUND; Thence N 19°45'23" W For A Distance Of 161.41' To A IRON PIPE FOUND; Thence N 18°30'56" W For A Distance Of 345.51' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF JUDD, AND THE SOUTHEAST CORNER OF COLIN FULGENZI ETUX; Thence WITH FULGENZI AND CONTINUING WITH A FENCE, N 16°46'20" W For A Distance Of 251.06' To A STEEL FENCE POST; Thence N 19°39'56" W For A Distance Of 312.43' To A IRON PIPE FOUND; Thence N 14°19'44" W For A Distance Of 127.03' To A 38" BEECH; SAID TREE BEING THE EASTERN MOST NORTHEAST CORNER OF FULGENZI; Thence CONTINUING WITH FULGENZI AND A FENCE, N 84°22'11" W For A Distance Of 609.61' To A WOOD FENCE POST; Thence N 84°03'01" W For A Distance Of 410.72' To A IRON PIN FOUND (#1979); SAID IRON PIN FOUND BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH FULGENZI AND FENCE, N 06°07'03" E For A Distance Of 459.70' To A STEEL FENCE POST; Thence N 04°41'14" E For A Distance Of 220.49' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE NORTHERN MOST NORTHEAST CORNER OF FULGENZI, THE EASTERN MOST CORNER OF JOHNATHAN PENNINGTON ETUX, AND THE SOUTHEAST CORNER OF NICHOLAS WHITE ETUX; Thence WITH WHITE AND CONTINUING WITH A FENCE, N 05°34'03" E For A Distance Of 362.29' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE NORTHEAST CORNER OF WHITE, AND THE SOUTHEAST CORNER OF JOHNATHAN PENNINGTON ETUX; Thence WITH PENNINGTON AND CONTINUING WITH A FENCE, N 05°43'09" E For A Distance Of 343.45' To A 36" CHESTNUT OAK; Thence N 05°44'40" E For A Distance Of 456.95' To A 6" BEECH; SAID TREE BEING THE NORTHEAST CORNER OF PENNINGTON, AND THE SOUTHEAST CORNER OF ROBERT MOORE; Thence WITH MOORE AND CONTINUING WITH A FENCE, N 05°48'09" E, PASSING THE SOUTHEAST CORNER OF JOE ALLEN, For A Distance Of 2248.09' To A IRON PIPE FOUND ON THE SOUTH R.O.W. OF MANNING HOLLOW ROAD; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF ALLEN; Thence WITH END OF SAID ROAD AND A FENCE, N 15°42'13" E For A Distance Of 47.51' To A IRON PIN FOUND ON THE NORTH R.O.W. OF MANNING HOLLOW ROAD; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF JOSHUA HINSON; Thence WITH HINSON AND CONTINUING WITH A FENCE, N 06°07'14" E For A Distance Of 977.30' To A CONCRETE MONUMENT; SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF HINSON, AND THE SOUTHEAST CORNER OF ALLISON MCGEE TARPLEY ETVIR; Thence WITH TARPLEY AND CONTINUING WITH A FENCE, N 05°52'06" E For A Distance Of 169.77' To A IRON PIN FOUND; Thence N 07°43'13" E For A Distance Of 64.24' To A CONCRETE MONUMENT; SAID CONCRETE MONUMENT BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF CYNTHIA CAPERS; Thence WITH CAPERS AND A FENCE, S 83°48'24" E For A Distance Of 756.00' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF CAPERS, AND THE SOUTHWEST CORNER OF F. RONALD GREEN; Thence WITH GREEN AND CONTINUING WITH A FENCE, S 84°05'36" E For A Distance Of 362.52' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF GREEN, AND THE SOUTHWEST CORNER OF LOU ANNE SANDLIN; Thence WITH SANDLIN AND CONTINUING WITH A FENCE, S 84°05'36" E For A Distance Of 631.88' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF SANDLIN, AND THE SOUTHWEST CORNER OF MCKINNEY; Thence WITH MCKINNEY AND A FENCE, S

83°53'56" E For A Distance Of 934.24' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHEAST CORNER OF MCKINNEY, AND THE WEST BOUNDARY OF JERRY JONES ETUX; Thence LEAVING SAID FENCE WITH JONES, S 05°38'06" W For A Distance Of 947.52' To A IRON ROD FOUND; Thence S 05°27'01" W For A Distance Of 610.36' To A IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF JONES; Thence CONTINUING WITH JONES, S 86°53'08" E For A Distance Of 513.76' To A IRON ROD FOUND; Thence N 00°23'00" E For A Distance Of 233.90' To A 28" POPLAR; Thence WITH A FENCE AND CONTINUING WITH JONES, N 30°04'07" E For A Distance Of 149.72' To A STEEL FENCE POST; Thence N 03°12'07" W For A Distance Of 114.69' To A 6" Oak; Thence S 84°19'35" E For A Distance Of 584.46' To A 14" HICKORY; Thence N 06°22'37" E For A Distance Of 191.21' To A IRON PIN FOUND; Thence LEAVING SAID FENCE AND CONTINUING WITH JONES, N 87°06'37" E For A Distance Of 257.41' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE EASTERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH JONES, S 24°16'09" E For A Distance Of 247.35' To A IRON PIN FOUND; Thence S 26°27'15" W For A Distance Of 497.01' To A IRON PIN SET; Thence S 85°43'01" E For A Distance Of 65.33' To A WOOD FENCE POST; SAID WOOD FENCE POST BEING THE NORTHWEST CORNER OF THE HATTIE J. DEMOSS REVOCABLE LIVING TRUST; Thence WITH THE HATTIE J. DEMOSS REVOCABLE LIVING TRUST AND A FENCE, S 03°34'06" W For A Distance Of 419.97' To A 6" HICKORY; Thence LEAVING SAID FENCE AND CONTINUING WITH THE HATTIE J. DEMOSS REVOCABLE LIVING TRUST, S 12°10'08" W, PASSING THE NORTHWEST CORNER OF DEBORAH JETT AN DELLAN JETT, For A Distance Of 882.15' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHWEST CORNER OF JETT, THE EASTERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTH BOUNDARY OF STEPHANIE MCCLURE ETVIR; Thence WITH MCCLURE AND A FENCE, N 86°57'58" W For A Distance Of 439.99' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF MCCLURE AND THE NORTHEAST CORNER OF CATHERINE SULLIVAN TRUSTEES; Thence WITH SULLIVAN AND CONTINUING WITH A FENCE, N 86°17'11" W For A Distance Of 855.77' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF SULLIVAN; Thence CONTINUING WITH SULLIVAN AND A FENCE, S 06°24'01" W For A Distance Of 797.54' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF JOHN MARSHALL THACKER JR. TRUSTEE; Thence WITH JOHN MARSHALL THACKER JR. TRUSTEE AND CONTINUING WITH A FENCE, N 89°15'44" W For A Distance Of 140.91' To A WOOD FENCE POST; Thence N 85°20'21" W For A Distance Of 246.68' To A IRON PIN FOUND (#2122); SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF JOHN MARSHALL THACKER JR. TRUSTEE; Thence CONTINUING WITH JOHN MARSHALL THACKER JR. TRUSTEE AND A FENCE, S 09°52'51" E For A Distance Of 73.69' To A WOOD FENCE POST; Thence S 08°16'01" E For A Distance Of 196.48' To A WOOD FENCE POST; Thence S 00°18'24" E For A Distance Of 206.15' To A WOOD FENCE POST; Thence S 01°13'17" E For A Distance Of 130.39' To A WOOD FENCE POST; SAID WOOD FENCE POST BEING THE NORTHWEST CORNER OF DONALD WINTERS JR. ETUX; Thence WITH WINTERS AND CONTINUING WITH FENCE, S 01°34'16" E For A Distance Of 107.92' To A WOOD FENCE POST; Thence S 11°14'36" E For A Distance Of 153.23' To A WOOD FENCE POST; Thence S 20°51'04" E For A Distance Of 178.96' To A IRON PIPE FOUND; Thence S 02°48'35" E For A Distance Of 96.25' To A WOOD FENCE POST; Thence S 15°55'33" W For A Distance Of 128.81' To A WOOD FENCE POST; Thence S 30°52'58" W For A Distance Of 116.39' To A IRON PIN FOUND; Thence S 20°03'13" W For A Distance Of 77.18' To A WOOD FENCE POST; Thence S 37°09'15" E For A Distance Of 171.21' To A IRON PIN FOUND; Thence S 42°03'00" E For A Distance Of 56.75' To A IRON PIN FOUND (#1299); Thence S 34°44'29" E For A Distance Of 286.26' To A IRON PIPE FOUND; Thence S 64°49'32" W For A Distance Of 24.01' To A POINT IN THE CENTER OF BUFFALO CREEK; Thence WITH CENTER OF SAID CREEK AND CONTINUING WITH WINTERS, S 29°25'42" E For A Distance Of 78.33' To A POINT; Thence S 42°25'24" E For A Distance Of 132.23' To A POINT; Thence S 31°16'12" E For A Distance Of 71.73' To A POINT; Thence S 01°30'59" W For A Distance Of 49.96' To A POINT; Thence LEAVING SAID CREEK CONTINUING WITH WINTERS, S 30°30'11" E, PASSING AN IRON PIN SET AT 37.13', IN ALL A Distance Of 96.46' To A IRON PIN SET ON THE WEST R.O.W. OF BUFFALO ROAD; Thence WITH WEST R.O.W. OF BUFFALO ROAD, S 37°39'54" W For A Distance Of 308.62'; Thence With A Curve Turning To The Left With A Radius Of 659.43', With A Chord Bearing Of S 29°46'08" W, With A Chord Length Of 166.61', TO A POINT; Thence S 20°52'44" W For A Distance Of 170.93' TO A POINT; Thence S 17°32'53" W For A Distance Of 205.24'; TO A

POINT; Thence S 18°57'01" W For A Distance Of 143.47'; TO A POINT; Thence S 23°12'22" W For A Distance Of 149.50' To The Point Of Beginning And Containing 424.38 Acres.

Part of said tract being the same property conveyed to Kevin McGinn and wife, Cynthia McGinn, by Warranty Deed from Vanderbilt University, of record in Instrument No. 20130201-0010917, Register's Office for Davidson, Tennessee, dated January 31, 2013 and recorded on February 1, 2013. Part of said tract having been further conveyed to Kevin McGinn and Tim Wilson as tenants in common by Quitclaim Deed from Kevin McGinn and Cynthia McGinn, of record in Instrument No. 20151208-0123579, Register's Office of Davidson County, Tennessee, dated December 4, 2015 and recorded on December 8, 2015, and further conveyed to Kevin McGinn by Quitclaim Deed from Tim Wilson, divesting Tim Wilson of all right, title, and interest in and to said property, of record in Instrument No. 20210428-0056532, Register's Office of Davidson County, Tennessee, dated April 26, 2021 and recorded on April 28, 2021.

Part of said tract being the same property conveyed to Kevin McGinn and wife, Cynthia McGinn by Quitclaim Deed from Kevin McGinn, of record in Instrument No. 20151208-0123578, Register's Office of Davidson County, Tennessee, dated December 7, 2015 and recorded on December 8, 2015. Also being the same property conveyed to Kevin McGinn by Warranty Deed from Ryan Overstreet, Individually, Ryan Overstreet, Trustee of the Caitlin Overstreet Trust under the Last Will & Testament of Tony Overstreet, and Caitlin Overstreet, of record in Instrument No. 20150106-0001445, Register's Office for Davidson County, Tennessee, dated January 2, 2015 and recorded on January 6, 2015.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

