This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 675732 DEEDWARRSP
07/13/2021 10:25:30 AM 10 pgs
Fees: $53.00 Taxes: $8,535.93
20210713-0093899

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
ECG McCrory Land, LLC	ECG McCrory Land, LLC	140-0-024.00
118 16th Avenue South	118 16th Avenue South	140-0-010.00
Suite 200	Suite 200	Portions of:
Nashville, Tennessee 37203	Nashville, Tennessee 37203	140-0-023.00
		140-0-011.00
		140-0-012.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Three Hundred Seven Thousand and Seven and No/100 Dollars ($2,307,007.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8 day of July, 2021.

Notary Public

My Commission Expires: 09/30/2021

ALYSON C. WHITWORTH
Notary Public, State of Texas
Comm. Expires 09-30-2021
Notary ID 129576868

For and in consideration of the sum of One Hundred and No/100 Dollars ($100.00), the receipt and sufficiency of which are hereby acknowledged, Biltmore Ridge, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto ECG McCrory Land, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located on McCrory Lane, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 8 day of July, 2021.

GRANTOR:

BILTMORE RIDGE, LLC, a Tennessee limited liability company

By: _____
Craig E. Landess, Vice President

STATE OF TEXAS)
COUNTY OF Dallas)

Before me, Alyson C Whitworth, a Notary Public of said County and State, personally appeared Craig E. Landess, 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 Vice President of Biltmore Ridge, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 8 day of July, 2021.

_____
Notary Public

My Commission Expires: 09/30/2021

ALYSON C. WHITWORTH
Notary Public, State of Texas
Comm. Expires 09-30-2021
Notary ID 129576868

EXHIBIT A

PROPERTY DESCRIPTION

Parcel 1 (Section D-K excluding LIHTC site)

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, THIRTY-FIFTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LYING SOUTH OF THE INTERSTATE 40 AND NORTH OF McCRORY LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE RIGHT OF WAY LINE INTERSECTION OF INTERSTATE 40 AND McCRORY LANE; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID INTERSECTION 40 AS FOLLOW: N 80°59'56" E A DISTANCE OF 454.35 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 89°12'44" E A DISTANCE OF 999.97 FEET TO A CONCRETE MONUMENT FOUND; THENCE S 01°17'02" E A DISTANCE OF 60.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 89°09'15" E A DISTANCE OF 399.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 83°48'44" E A DISTANCE OF 650.21 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 507.81 FEET, WITH A RADIUS OF 23068.32 FEET, WITH A CHORD BEARING OF N 87°59'41" E, WITH A CHORD LENGTH OF 507.80 FEET; THENCE N 87°21'22" E A DISTANCE OF 536.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE S 03°05'47" E A DISTANCE OF 94.88 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 86°18'39" E A DISTANCE OF 267.77 FEET TO A 1" ROD FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE WILSON PROPERTY, RECORDED IN DEED BOOK 4742, PAGE 699, AS FOLLOWS: S 05°40'11" E A DISTANCE OF 163.64 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE S 37°17'04" E A DISTANCE OF 1540.20 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE WITH THE PICKARD PROPERTY RECORDED IN DEED BOOK 5114, PAGE 623, AS FOLLOWS: N 82°56'39" W A DISTANCE OF 1077.82 FEET TO A 1" ROD FOUND; THENCE S 09°49'47" W A DISTANCE OF 322.25 FEET TO A 1" ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID McCRORY LANE; THENCE WITH THE SAID NORTH RIGHT OF WAY LINE OF McCRORY LANE, AS FOLLOWS: N 40°40'54" W A DISTANCE OF 53.13 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 201.69 FEET, WITH A RADIUS OF 1445.00 FEET, WITH A CHORD BEARING OF N 44°42'16" W, WITH A CHORD LENGTH OF 201.53 FEET; THENCE S 41°17'49" W A DISTANCE OF 5.00 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 354.79 FEET, WITH A RADIUS OF 1440.00 FEET, WITH A CHORD BEARING OF N 55°45'41" W, WITH A CHORD LENGTH OF 353.89 FEET; THENCE S 27°10'49" W A DISTANCE OF 5.00 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 568.59 FEET, WITH A RADIUS OF 1435.00 FEET, WITH A CHORD BEARING OF N 74°10'16" W, WITH A CHORD LENGTH OF 564.88 FEET TO A 1" ROD FOUND; THENCE N 85°31'20" W A DISTANCE OF 259.37 FEET TO A 1" ROD FOUND; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 554.56 FEET, WITH A RADIUS OF 2757.77 FEET, WITH A CHORD BEARING OF N 79°45'41" W, WITH A CHORD LENGTH OF 553.63 FEET; THENCE N 74°00'02" W A DISTANCE OF 217.71 FEET; THENCE N 73°57'36" W A DISTANCE OF 260.16 FEET TO A 1" IRON PIN FOUND; THENCE N 15°59'58" E A DISTANCE OF 4.82 FEET; THENCE N 74°00'02" W A DISTANCE OF 259.79 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 399.68 FEET, WITH A RADIUS OF 1371.71 FEET, WITH A CHORD BEARING OF N 65°48'54" W, WITH A CHORD LENGTH OF 398.26 FEET TO A 1" ROD FOUND; THENCE N 57°29'00" W A DISTANCE OF 454.44 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE N 32°32'05" E A DISTANCE OF 30.00 FEET; THENCE N 59°41'45" W A DISTANCE OF 435.31 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 89.46 ACRES, MORE OR LESS.

Included in the above, but specifically excluded therefrom is the following described tract of land:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, THIRTY-FIFTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LYING SOUTHWARDLY OF THE INTERSTATE 40 AND EASTWARDLY OF McCRORY LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN SET IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 40, SAID CORNER BEING THE NORTHWEST CORNER OF THE BILTMORE RIDGE, LLC PROPERTY, (BEING SHOWN ON TAX MAP 140, PARCEL 11.00); THENCE WITH SAID RIGHT OF WAY LINE, AS FOLLOWS: N 89°12'44" E A DISTANCE OF 70.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE S 01°17'02" E A DISTANCE OF 60.09 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 89°09'15" E A DISTANCE OF 331.07 FEET TO 5/8" IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE WITH SAID RIGHT OF WAY LINE, AS FOLLOWS: N 89°09'15" E A DISTANCE OF 68.02 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 83°48'44" E A DISTANCE OF 650.21 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 507.81 FEET WITH A RADIUS OF 23068.32 FEET WITH A CHORD BEARING OF N 87°59'41" E, WITH A CHORD LENGTH OF 507.80 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 87°21'22" E A DISTANCE OF 182.84 FEET TO A 5/8" IRON PIN SET; THENCE ACROSS THE PARENT TRACT S 03°45'56" W A DISTANCE OF 1235.47 FEET TO A 5/8" IRON PIN SET IN THE NORTH RIGHT OF WAY LINE OF McCRORY LANE; THENCE WITH THE SAID NORTH RIGHT OF WAY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 505.96 FEET WITH A RADIUS OF 1435.00 FEET WITH A CHORD BEARING OF N 75°25'17" W, WITH A CHORD LENGTH OF 503.35 FEET TO A 5/8" IRON PIN SET; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: N 09°10'36" E A DISTANCE OF 209.23 FEET TO A 5/8" IRON PIN SET; THENCE N 70°58'56" W A DISTANCE OF 298.38 FEET TO A 5/8" IRON PIN SET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 477.01 FEET WITH A RADIUS OF 1527.90 FEET WITH A CHORD BEARING OF N 79°55'35" W, WITH A CHORD LENGTH OF 475.08 FEET TO A 5/8" IRON PIN SET; THENCE N 11°45'43" W A DISTANCE OF 584.17 FEET TO A 5/8" IRON PIN SET; THENCE N 00°49'52" W A DISTANCE OF 50.04 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 26.73 ACRES, MORE OR LESS.

BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY KENNETH A. BAU, RLS# 2019, WITH YOUNG-HOBBS AND ASSOCIATES, DATED 01-25-2021, LAST REVISED 06-22-2021, YHA PROJECT # 251-20.

Parcel 2 (Section L)

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, THIRTY-FIFTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LYING SOUTH OF McCRORY LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN FOUND IN THE SOUTH RIGHT OF WAY LINE OF McCORY LANE , SAID IRON PIN BEING THE NORTHWEST CORNER OF THE JETTON & LEVAN PROPERTY, RECORDED IN DEED BOOK 20020619 0074300; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE SAID JETTON AND LEVAN PROPERTY S 25°52'31" W A DISTANCE OF 911.61 FEET TO A 3/4" IRON PIN FOUND; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: S 25°50'45" W A DISTANCE OF 292.00 FEET; THENCE S 84°56'23" W A DISTANCE OF 646.96 FEET; THENCE N 48°28'23" W A DISTANCE OF 670.56 FEET; THENCE N 57°22'35" E A DISTANCE OF 576.36 FEET; THENCE S 89°21'58" E A DISTANCE OF 301.35 FEET; THENCE N 64°57'14" E A DISTANCE OF 157.47 FEET; THENCE N 35°48'31" E A DISTANCE OF 539.63 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF McCORY LANE; THENCE WITH SAID SOUTH LINE, AS FOLLOWS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.58 FEET, WITH A RADIUS OF 1454.37 FEET, WITH A CHORD BEARING OF S 73°45'01" E, WITH A CHORD LENGTH OF 15.58 FEET TO A 1" IRON PIN FOUND; THENCE S 74°00'34" E A DISTANCE OF 258.48 FEET TO A 3/4" IRON PIN FOUND; THENCE N 15°58'21" E A DISTANCE OF 4.97 FEET; THENCE S 74°18'49" E A DISTANCE OF 167.88 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 23.51 ACRES, MORE OR LESS.

BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY KENNETH A. BAU, RLS# 2019, WITH YOUNG-HOBBS AND ASSOCIATES, DATED 01-25-2021, LAST REVISED 06-29-2021, YHA PROJECT # 251-20.

Parcel 3 (Portion of Section A with Access Easement for Parcel A/B being retained by seller)

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, THIRTY-FIFTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LYING SOUTH OF THE INTERSTATE 40 AND WESTWARDLY OF McCRORY LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON PIN SET IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 40, SAID CORNER BEING THE NORTHWEST CORNER OF THE BILTMORE RIDGE, LLC PROPERTY, RECORDED IN INSTR. NO. 201610050104957; THENCE WITH SAID RIGHT OF WAY LINE, AS FOLLOWS: S 82°43'45" E A DISTANCE OF 568.15 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 07°05'22" E A DISTANCE OF 69.94 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 829.03 FEET, WITH A RADIUS OF 5894.58 FEET, WITH A CHORD BEARING OF S 86°40'19" E, WITH A CHORD LENGTH OF 828.35 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 89°06'47" E A DISTANCE OF 271.52 FEET TO THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE N 89°06'47" E A DISTANCE OF 379.66 FEET TO A CONCRETE MONUMENT FOUND; THENCE S 84°27'10" E A DISTANCE OF 1494.82 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID I-40 AND McCRORY LANE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 372.75 FEET, WITH A RADIUS OF 889.93 FEET, WITH A CHORD BEARING OF S 69°28'34" E, WITH A CHORD LENGTH OF 370.03 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH SAID McCRORY LANE S 59°40'23" E A DISTANCE OF 146.91 FEET TO A 5/8" IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY LINE, ACROSS THE PARENT TRACT, AS FOLLOWS: S 37°59'07" W A DISTANCE OF 457.48 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 207.20 FEET, WITH A RADIUS OF 935.49 FEET, WITH A CHORD BEARING OF N 44°06'29" W, WITH A CHORD LENGTH OF 206.77 FEET; THENCE N 39°44'23" W A DISTANCE OF 351.71 FEET; THENCE S 49°25'49" W A DISTANCE OF 73.48 FEET; THENCE N 82°20'58" W A DISTANCE OF 225.34 FEET; THENCE N 69°26'37" W A DISTANCE OF 482.73 FEET; THENCE N 78°16'39" W A DISTANCE OF 412.62 FEET; THENCE N 84°59'39" W A DISTANCE OF 557.44 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 8.43 ACRES, MORE OR LESS.

Contained within the above described tract is a 30' access easement to Section A/B being retained by the seller, with said access easement being described as follows:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, THIRTY-FIFTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LYING SOUTH OF THE INTERSTATE 40 AND WESTWARDLY OF McCRORY LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON PIN SET IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 40, SAID CORNER BEING THE NORTHWEST CORNER OF THE BILTMORE RIDGE, LLC PROPERTY, THENCE WITH SAID RIGHT OF WAY LINE, AS FOLLOWS: S 82°43'45" E A DISTANCE OF 568.15 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 07°05'22" E A DISTANCE OF 69.94 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 829.03 FEET, WITH A RADIUS OF 5894.58 FEET, WITH A CHORD BEARING OF S 86°40'19" E, WITH A CHORD LENGTH OF 828.35 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 89°06'47" E A DISTANCE OF 651.03 TO A CONCRETE MONUMENT FOUND; THENCE S 84°27'10" E A DISTANCE OF 1494.82 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH THE RIGHT OF WAY LINE INTERSECTION OF SAID I-40 AND McCRORY LANE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 372.75 FEET, WITH A RADIUS OF 889.93 FEET, WITH A CHORD BEARING OF S 69°28'34" E, WITH A CHORD LENGTH OF 370.03 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH SAID McCRORY LANE S 59°40'23" E A DISTANCE OF 116.64 FEET TO THE TRUE POINT OF BEGINNING OF THIS EASEMENT; THENCE S 59°40'23" E A DISTANCE

OF 30.27 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, ACROSS THE PARENT TRACT, AS FOLLOWS: S 37°59'07" W A DISTANCE OF 457.48 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 30.03 FEET WITH A RADIUS OF 935.49 FEET WITH A CHORD BEARING OF N 49°32'01" W, WITH A CHORD LENGTH OF 30.03 FEET; THENCE N 37°59'07" E A DISTANCE OF 452.14 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.31 ACRES, MORE OR LESS.

BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY KENNETH A. BAU, RLS# 2019, WITH YOUNG-HOBBS AND ASSOCIATES, DATED 01-25-2021, LAST REVISED 06-29-2021, YHA PROJECT # 251-20.

Parcel 4 (Section C)

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, THIRTY-FIFTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LYING SOUTH OF McCRORY LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIN FOUND IN THE SOUTH RIGHT OF WAY LINE OF McCORY LANE , SAID IRON PIN BEING THE NORTHWEST CORNER OF THE JETTON & LEVAN PROPERTY, RECORDED IN DEED BOOK 20020619 0074300; THENCE WITH SAID RIGHT OF WAY LINE, AS FOLLOWS: N 74°18'49" W A DISTANCE OF 167.88 FEET; THENCE S 15°58'21" W A DISTANCE OF 4.97 FEET TO A 3/4" IRON PIN FOUND; THENCE N 74°00'34" W A DISTANCE OF 258.48 FEET TO A 1" IRON PIN FOUND; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 15.58 FEET, WITH A RADIUS OF 1454.37 FEET, WITH A CHORD BEARING OF N 73°45'01" W, WITH A CHORD LENGTH OF 15.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE, ACROSS THE PARENT TRACT, AS FOLLOWS: S 35°48'31" W A DISTANCE OF 539.63 FEET; THENCE S 64°57'14" W A DISTANCE OF 157.47 FEET; THENCE N 89°21'58" W A DISTANCE OF 301.35 FEET; THENCE S 57°22'35" W A DISTANCE OF 576.36 FEET; THENCE N 48°28'23" W A DISTANCE OF 122.77 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 467.56 FEET, WITH A RADIUS OF 453.12 FEET, WITH A CHORD BEARING OF N 13°09'20" W, WITH A CHORD LENGTH OF 447.09 FEET; THENCE N 55°16'35" E A DISTANCE OF 78.38 FEET; THENCE N 62°25'47" E A DISTANCE OF 84.98 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 185.84 FEET, WITH A RADIUS OF 486.67 FEET, WITH A CHORD BEARING OF N 51°53'21" E, WITH A CHORD LENGTH OF 184.71 FEET; THENCE N 41°31'35" E A DISTANCE OF 161.97 FEET; THENCE N 37°59'07" E A DISTANCE OF 457.48 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF SAID McCORY LANE; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID McCORY LANE, AS FOLLOWS: N 32°27'30" E A DISTANCE OF 30.01 FEET; THENCE S 57°32'53" E A DISTANCE OF 453.69 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 403.34 FEET, WITH A RADIUS OF 1454.37 FEET, WITH A CHORD BEARING OF S 65°29'55" E, WITH A CHORD LENGTH OF 402.05 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 19.523 ACRES, MORE OR LESS.

BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY KENNETH A. BAU, RLS# 2019, WITH YOUNG-HOBBS AND ASSOCIATES, DATED 01-25-2021, LAST REVISED 06-29-2021, YHA PROJECT # 251-20.

BEING PART OF THE SAME PROPERTY CONVEYED TO H198, LLC BY SUBSTITUTE TRUSTEE'S DEED FROM DANIEL J. MOORE, SUBSITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20150928-0098018, DATED SEPTEMBER 23, 2015, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. H198, LLC CONVEYED SAID PROPERTY TO BILTMORE RIDGE, LLC BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20161005-0104957, DATED SEPTEMBER 30, 2016, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

   Davidson County taxes for 2021, Map-Par. 140-00-0-010.00.

   Davidson County taxes for 2021, Map-Par. 140-00-0-011.00.

   Davidson County taxes for 2021, Map-Par. 140-00-0-012.00.

   Davidson County taxes for 2021, Map-Par. 140-00-0-023.00.

   Davidson County taxes for 2021, Map-Par. 140-00-0-024.00.

2. Easement Agreement to Southern Bell Telephone and Telegraph of record in Book 756, page 142, in said Register's Office.

3. Grant of Easement Transmission to Piedmont Natural Gas Company of record as Instrument No. 20120224-0016291, in said Register's Office.

4. Easement Agreements for Dedication of Public Utilities to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record as Instrument Nos. 20030410-0048071, 20030410-0048073, 20030410-0048076, and 20030410-0048077, in said Register's Office.

5. Transmission Line Easement to the United States of America of record in Book 4207, page 514, Book 4207, page 555, Book 4225, page 587, and Book 4181, page 383, said Register's Office.

6. Right-of-Way and Easement to Tennessee Electric Power Company of record in Book 751, page 396, said Register's Office.

7. Easement as to Ingress/Egress and use of spring reserved to Joseph C. Erwin, Jr. as set out in the Warranty Deed of record in Book 5446, page 47, said Register's Office.

8. Easement as to use of spring reserved to Alfred C. Farris, III and wife, Carney C. Farris as set out in the Warranty Deed of record in Book 3462, page 445, said Register's Office.

9. Grant of Transmission Line Easement to the United States of America of record as Instrument No. 20051117-0138953, said Register's Office.

10. Grant of Easement Transmission to Piedmont Natural Gas Company of record as Instrument No. 20120224-0016291, said Register's Office.

11. Easement Agreement for Dedication of Public Utilities to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 10482, page 698, said Register's Office.

12. Subject to Option Agreement of record as Instrument No. 20111004-0076662, said Register's

Office for Davidson County, Tennessee, and in Book 389, page 495, said Register's Office for Cheatham County, Tennessee.

13. Drainage Easement of record in Book 3027, pages 260 and 261, said Register's Office

True Copy Certification

I, Jessica Mayberry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached Special Warranty Deed dated July 8, 2021 tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Samia Mackay, a notary public for this county and state, Jessica 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: 03-06-2024
Notary Seal

