Karen Johnson Davidson County
Batch# 675732 DEEDWARRSP
07/13/2021 10:25:30 AM 9 pgs
Fees: $48.00 Taxes: $15,391.63
20210713-0093900

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

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Buxahatchee, LLC	Buxahatchee, LLC	140-0-018.00
118 16th Avenue South	118 16th Avenue South	140-0-020.00
Suite 200	Suite 200	140-0-021.00
Nashville, Tennessee 37203	Nashville, Tennessee 37203	140-0-022.00
		140-0-026.00
		140-0-027.00
		140-0-028.00
		140-0-029.00
		140-0-040.00
		Portions of
		140-0-023.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Million One Hundred Fifty-Nine Thousand Nine Hundred and No/100 Dollars ($4,159,900.00).

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 Four Million One Hundred Fifty-Nine Thousand Nine Hundred and No/100 Dollars ($4,159,900.00), 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 Buxahatchee, 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 in 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

Buxahatchee (Sections M, N & O)

BEING A PARCEL OF LAND LOCATED IN THE SECOND CIVIL DISTRICT, THIRTY-FIFTH COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING LOCATED SOUTH OF INTERSTATE 40 AND WEST OF MCCRORY LANE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 40, SAID IRON PIN BEING THE NORTHEAST CORNER OF THE RILEY PROPERTY, RECORDED IN INSTR No. 20150611-0055556 AND THE NORTHWEST CORNER OF THE HEREIN TRACT; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 40, 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 78.85 FEET; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: S 01°44'59" W A DISTANCE OF 529.63 FEET; THENCE S 88°18'58" E A DISTANCE OF 1338.58 FEET; THENCE S 31°35'20" E A DISTANCE OF 670.71 FEET; THENCE N 58°24'44" E A DISTANCE OF 126.00 FEET; THENCE N 55°16'35" E A DISTANCE OF 96.01 FEET;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 467.56 FEET, WITH A RADIUS OF 453.12 FEET, WITH A CHORD BEARING OF S 13°09'20" E, WITH A CHORD LENGTH OF 447.09 FEET; THENCE S 48°28'23" E A DISTANCE OF 122.77 FEET; THENCE S 48°28'23" E A DISTANCE OF 670.56 FEET; THENCE N 84°56'23" E A DISTANCE OF 646.96 FEET; THENCE N 25°50'45" E A DISTANCE OF 292.00 FEET TO A 3/4" IRON PIN FOUND AT THE JETTON PROPERTY, RECORDED IN INSTR. No. 20020619-0074300; THENCE WITH SAID JETTON AND THE BROWN PROPERTY, RECORDED IN INSTR. No. 20200304-0024343 S 51°56'04" E A DISTANCE OF 756.03 FEET TO A 3/4" IRON PIN FOUND; THENCE WITH SAID BROWN N 25°51'14" E A DISTANCE OF 1235.70 FEET TO A 1" IRON PIN FOUND IN THE SOUTHWEST RIGHT OF WAY LINE OF MCCRORY LANE; THENCE WITH SAID RIGHT OF AY LINE OF MCCRORY LANE, AS FOLLOWS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 117.00 FEET WITH A RADIUS OF 2807.77 FEET WITH A CHORD BEARING OF S 84°20'38" E, WITH A CHORD LENGTH OF 116.99 FEET TO A 1/2" IRON PIN SET; THENCE S 85°33'01" E A DISTANCE OF 259.59 FEET TO A 1" IRON PIN FOUND; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 197.61 FEET WITH A RADIUS OF 1385.00 FEET WITH A CHORD BEARING OF S 81°26'08" E, WITH A CHORD LENGTH OF 197.44 FEET TO A 1/2" IRON PIN SET AT THE NORTHWEST CORNER OF COVENANT BAPTIST CHURCH PROPERTY, RECORDED IN DEED BOOK 10034, PAGE 755 AND SHOWN IN PLAT BOOK 9700, PAGE 130; THENCE WITH SAID CHURCH PROPERTY, AS FOLLOWS: WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 37.03 FEET WITH A RADIUS OF 25.00 FEET WITH A CHORD BEARING OF S 60°12'41" W, WITH A CHORD LENGTH OF 33.74 FEET TO A 1/2" IRON PIN SET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 492.77 FEET WITH A RADIUS OF 470.00 FEET WITH A CHORD BEARING OF S 12°17'07" E, WITH A CHORD LENGTH OF 470.51 FEET TO A 1/2" IRON PIN FOUND; THENCE S 42°16'04" E A DISTANCE OF 160.36 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 739.86 FEET WITH A RADIUS OF 1030.00 FEET WITH A CHORD BEARING OF S 21°40'24" E, WITH A CHORD LENGTH OF 724.06 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 106.57 FEET WITH A RADIUS OF 2630.00 FEET WITH A CHORD BEARING OF S 00°03'29" W, WITH A CHORD LENGTH OF 106.56 FEET TO A 1/2" IRON PIN FOUND; THENCE S 88°48'11" E A DISTANCE OF 424.27 FEET TO A 1/2"

IRON PIN SET; THENCE N 19°19'01" E A DISTANCE OF 630.19 FEET TO A 1/2" IRON PIN SET IN THE SOUTHWEST RIGHT OF WAY LINE OF SAID MCCRORY LANE; THENCE WITH SAID RIGHT OF WAY LINE, AS FOLLOWS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 106.95 FEET WITH A RADIUS OF 1197.17 FEET WITH A CHORD BEARING OF S 56°03'01" E, WITH A CHORD LENGTH OF 106.91 FEET TO A 1/2" IRON PIN SET; THENCE S 58°37'57" E A DISTANCE OF 363.32 FEET TO A 1" IRON PIN FOUND; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1018.78 FEET WITH A RADIUS OF 2823.29 FEET WITH A CHORD BEARING OF S 48°09'55" E, WITH A CHORD LENGTH OF 1013.26 FEET TO A 1" IRON PIN FOUND; THENCE S 37°56'19" E A DISTANCE OF 339.45 FEET TO A 1/2" IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE CHAMBERS PROPERTY, RECORDED IN INSTR No. 20160930-0103219, AS FOLLOWS: N 84°52'17" W A DISTANCE OF 166.77 FEET TO A 3/4" IRON PIN FOUND; THENCE S 03°58'18" W A DISTANCE OF 382.44 FEET TO A 1/2" IRON PIN FOUND; THENCE S 19°42'05" E A DISTANCE OF 382.90 FEET TO A STONE FOUND; THENCE S 08°52'14" W A DISTANCE OF 118.04 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE PEFFEN CLINE MASONRY GROUP, INC. PROPERTY, RECORDED IN INSTR. No. 20170331-0031369, AS FOLLOWS: S 31°26'36" E A DISTANCE OF 527.15 FEET TO A BEECH TREE; THENCE WITH SAID PEFFEN CLINE MASONRY GROUP, INC. PORPERTY AND THE PEREZ PROPERTY, RECORDED IN INSTR. No. 20170125-0008062 S 67°10'07" E A DISTANCE OF 240.98 FEET TO A 5/8" IRON PIN FOUND; THENCE WITH SAID PEREZ PROPERTY S 07°28'42" W A DISTANCE OF 394.08 FEET TO A 1" IRON PIN FOUND; THENCE WITH THE NORVELL PROPERTY, RECORDED IN INSTR. No. 20121120-0107198, AS FOLLOWS: N 81°37'23" W A DISTANCE OF 991.41 FEET TO A 3/4" IRON PIN FOUND; THENCE WITH SAID NORVELL AND THE GREENE PROPERTY, RECORDED IN INSTR. No. 20090817-0077178 S 06°44'16" W A DISTANCE OF 526.60 FEET TO A STONE FOUND; THENCE WITH THE FOLLOWS PROPERTIES: DOWNEY, RECORDED IN INSTR. No. 20141022-0097559 AND DOWNEY PROPERTY, RECORDED IN INSTR. No. 20140807-0071214 N 83°34'59" W A DISTANCE OF 784.00 FEET TO A 3/4" IRON PIN FOUND; THENCE WITH THE DOWNEY PROPERTY, RECORDED IN INSTR. No. 20160412-0034937, AS FOLLOWS: N 06°28'25" E A DISTANCE OF 538.52 FEET TO A STONE FOUND; THENCE N 82°30'55" W A DISTANCE OF 649.95 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE WITH THE COMMON LINES OF SAID DOWNEY AND THE SHERRILL PROPERTY, RECORDED IN DEED BOOK 9778, PAGE 305, SURBER PROPERTY, RECORDED IN INSTR. No. 20130409-0035199, CHABERSKI PROPERTY, RECORDED IN INSTR. No. 20061228-0159967, DAVACHI PROPERTY, RECORDED IN DEED BOOK 9778, PAGE 280, AMANN PROPERTY, RECORDED IN DEED BOOK 9778, PAGE 265, AND THE AMANN PROPERTY, RECORDED IN DEED BOOK 9778, PAGE 260 S 07°17'17" W A DISTANCE OF 2518.98 FEET TO A 3/4" IRON PIN FOUND; THENCE WITH THE CANADY PROPERTY, RECORDED IN INSTR. No. 20030909-0131449 S 00°48'12" W A DISTANCE OF 397.82 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE FOLLOWS PROPERTIES: DUNLAOP PROPERTY, RECORDED IN INSTR. No. 20030905-0130135, SULLIVAN PROPERTY, RECORDED IN INSTR. NO. 20190206-0011425, DUNLAP PROPERTY, RECORDED IN INSTR. No. 20030905-0130135, JOLLY PROPERTY, RECORDED IN INSTR. No. 20190712-0068294, AND THE PINKERTON PROPERTY, RECORDED IN INSTR. No. 20100407-0026269 N 85°10'08" W A DISTANCE OF 2061.35 FEET TO A 3/4" IRON PIN FOUND; THENCE WITH SAID PINKERTON PROPERTY, AS FOLLOWS: S 07°56'27" W A DISTANCE OF 1066.49 FEET TO A 3/4" IRON PIN FOUND; THENCE N 85°03'42" W A DISTANCE OF 347.90 FEET TO A STONE FOUND; THENCE WITH THE DOROTH PROPERTY, RECORDED IN INSTR. No. 20171024-0108806, AS FOLLOWS: N 21°37'56" W A DISTANCE OF 1169.99 FEET TO A 3/4" IRON PIN FOUND; THENCE N 03°38'12" E A DISTANCE OF 917.74 FEET TO A CUT "X" ON ROCK; THENCE N 84°15'25" W A DISTANCE OF 715.72 FEET TO A 3/4" IRON PIN FOUND; THENCE N 05°30'53" E A DISTANCE OF 868.87 FEET TO A 3/4" IRON PIN FOUND; THENCE N 77°03'14" W A DISTANCE OF 2794.38 FEET TO A 3/4" IRON PIN FOUND; THENCE WITH THE SAID RILEY PROPERTY, AS FOLLOWS: N 04°55'10" E A DISTANCE OF 513.83 FEET TO A 1/2" IRON PIN SET; THENCE N 88°09'27" W A DISTANCE OF 606.22 FEET TO A 1/2" IRON PIN SET; THENCE N 01°43'18" E A DISTANCE OF 2844.89 FEET TO A 1/2" IRON PIN SET; THENCE N 06°54'48" E A DISTANCE OF 1373.45 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 951.89 ACRES, MORE OR LESS.

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.

BEING part of the same property conveyed to H198, LLC by Substitute Trustee's Deed from Daniel J. Moore, Substitute 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. 140-00-0-018.00.

   Davidson County taxes for 2021, Map-Par. 140-00-0-020.00.

   Davidson County taxes for 2021, Map-Par. 140-00-0-021.00.

   Davidson County taxes for 2021, Map-Par. 140-00-0-022.00.

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

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

   Davidson County taxes for 2021, Map-Par. 140-00-0-026.00.

   Davidson County taxes for 2021, Map-Par. 140-00-0-027.00.

   Davidson County taxes for 2021, Map-Par. 140-00-0-028.00.

   Davidson County taxes for 2021, Map-Par. 140-00-0-029.00.

   Davidson County taxes for 2021, Map-Par. 140-00-0-040.00.

2. 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.

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

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

5. 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.

6. 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.

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

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

9. 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.

10. 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, said Register's Office.

11. 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.

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

