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

Karen Johnson Davidson County
Batch# 675732 DEEDWARR
07/13/2021 10:25:30 AM 7 pgs
Fees: $38.00 Taxes: $16,983.00
20210713-0093903

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
ECG McCrory, LP	ECG McCrory, LP	Portions of
118 16th Avenue South	118 16th Avenue South	140-00-0-011.00
Suite 200	Suite 200	140-00-0-012.00
Nashville, Tennessee 37203	Nashville, Tennessee 37203	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Million Five Hundred Ninety Thousand and No/100 Dollars ($4,590,000.00).

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 Five Hundred Ninety Thousand and No/100 Dollars ($4,590,000.00), 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, LP, a Tennessee limited partnership ("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

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 THE SURVEY PREPARED BY KENNETH A. BAU, TRLS# 2019, WITH YOUNG-HOBBS AND ASSOCIATES, DATED OCTOBER 28, 2020, LAST REVISED JUNE 29, 2021

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, SAID REGISTER'S OFFICE. H198, LLC CONVEYED SAID PROPERTY TO BILTMORE RIDGE, LLC BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20161005-0104957, DATED SEPTEMBER 30, 2016, SAID REGISTER'S OFFICE.

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. 140-00-0-011.00.

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

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, 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, said Register's Office.

202107130093903

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

