Karen Johnson Davidson County
Batch# 697268 **DEEDWARR**
08/13/2021 11:22:46 AM 5 pgs
Fees: $28.00 Taxes: $5,180.00

20210813-0109575

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of August, 2021.

NOTARY PUBLIC

My commission expires: 7-7-2022

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires JULY 7, 2023

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dry Creek, LLC	SAME AS NEW OWNER	033-00-0-297.00 033-00-0-042.00 033-00-0-291.00
(NAME)	(NAME)	
506 Main Street, Ste. 300		
(ADDRESS)	(ADDRESS)	
Gaithersburg, MD 20878		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Terry E. Wilkes and Fred Hix,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Dry Creek, LLC, a Maryland limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

TRACT 1:

BEING A CERTAIN TRACT OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID PARCEL IS BOUNDED ON THE SOUTHEAST BY DICKERSON PIKE, THE NORTHEAST BY DRY CREEK ROAD AND THE WEST BY ROBERT CARTWRIGHT DRIVE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

THE FOLLOWING DESCRIPTION WAS PREPARED USING RECORD PLATS AND PREVIOUS SURVEYS. NO SURVEY WAS PERFORMED AT THE TIME THIS DESCRIPTION WAS PREPARED.

BEGINNING AT A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DRY CREEK ROAD AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE ONE, R.O.W. DEDICATION FOR DRY CREEK ROAD", OF RECORD AS INSTRUMENT NUMBER 20040421-0045029, R.O.D.C.T.(REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, LEAVING SAID DRY CREEK ROAD WITH SAID DICKERSON PIKE, FOR THE NEXT SIX CALLS:
1. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 04 DEGREES 42 MINUTES 11 SECONDS, A RADIUS OF 2956.35 FEET, AN ARC LENGTH OF 242.67 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 47 MINUTES 37 SECONDS WEST, 242.61 FEET;
2. NORTH 44 DEGREES 48 MINUTES 07 SECONDS WEST 40.13 FEET;
3. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 09 DEGREES 31 MINUTES 35 SECONDS, A RADIUS OF 2916.35 FEET, AN ARC LENGTH OF 484.89 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 49 DEGREES 54 MINUTES 57 SECONDS WEST 484.33 FEET;

4. SOUTH 35 DEGREES 24 MINUTES 10 SECONDS EAST, 40.04 FEET;
5. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 03 DEGREES 36 MINUTES 16 SECONDS, A RADIUS OF 2956.35 FEET, AN ARC LENGTH OF 185.99 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 56 DEGREES 27 MINUTES 16 SECONDS WEST 185.96 FEET;
6. SOUTH 58 DEGREES 17 MINUTES 30 SECONDS WEST, 330.42 FEET TO A POINT AT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROBERT CARTWRIGHT DRIVE AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE TWO, SECTION A, R.O.W. DEDICATION FOR DRY CREEK ROAD & ROBERT CARTWRIGHT DRIVE", OF RECORD AS INSTRUMENT NUMBER 20071012-0121427, R.O.D.C.T.;
THENCE, LEAVING SAID DICKERSON PIKE WITH SAID ROBERT CARTWRIGHT DRIVE, FOR THE NEXT THREE CALLS:
1. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 89 DEGREES 40 MINUTES 37 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.13 FEET, A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 52 MINUTES 12 SECONDS WEST 35.26 FEET;
2. NORTH 32 DEGREES 01 MINUTES 53 SECONDS WEST 92.95 FEET;
3. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 12 DEGREES 08 MINUTES 45 SECONDS, A RADIUS OF 1268.00 FEET, AN ARC LENGTH OF 268.79 FEET, A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 57 MINUTES 31 SECONDS WEST, 268.29 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF PARCEL 297; THENCE, LEAVING SAID RIGHT-OF-WAY WITH PARCEL 297, SOUTH 72 DEGREES 57 MINUTES 15 SECONDS EAST, 101.58 FEET; THENCE, CONTINUING WITH SAID PARCEL 297, NORTH 11 DEGREES 21 MINUTES 06 SECONDS EAST, 923.39 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DRY CREEK ROAD; THENCE, WITH SAID DRY CREEK ROAD, FOR THE NEXT EIGHT CALLS:
1. NORTH 72 DEGREES 05 MINUTES 53 SECONDS EAST 357.36 FEET;
2. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 74 DEGREES 11 MINUTES 47 SECONDS, A RADIUS OF 241.00 FEET, AN ARC LENGTH OF 312.09 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 48 MINUTES 14 SECONDS EAST 290.73 FEET;
3. SOUTH 33 DEGREES 42 MINUTES 20 SECONDS EAST 97.41 FEET;
4. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 10 DEGREES 47 MINUTES 32 SECONDS, A RADIUS OF 390.00 FEET, AN ARC LENGTH OF 73.46 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 18 MINUTES 34 SECONDS EAST, 73.35 FEET;
5. SOUTH 22 DEGREES 54 MINUTES 48 SECONDS EAST 71.97 FEET;
6. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 28 DEGREES 53 MINUTES 23 SECONDS, A RADIUS OF 447.00 FEET, AN ARC LENGTH OF 225.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 21 MINUTES 30 SECONDS EAST 223.01 FEET;
7. SOUTH 51 DEGREES 48 MINUTES 11 SECONDS EAST 36.10 FEET;
8. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 92 DEGREES 14 MINUTES 43 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.25 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 40 MINUTES 50 SECONDS EAST, 36.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 855,675 SQUARE FEET OR 19.64 ACRES, MORE OR LESS.

TRACT 2:
BEING A CERTAIN TRACT OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID PARCEL IS BOUNDED ON THE SOUTHEAST BY DICKERSON PIKE AND THE SOUTHWEST BY DRY CREEK ROAD, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

THE FOLLOWING DESCRIPTION WAS PREPARED USING RECORD PLATS AND PREVIOUS SURVEYS. NO SURVEY WAS PERFORMED AT THE TIME THIS DESCRIPTION WAS PREPARED.

BEGINNING AT A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DRY CREEK ROAD AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE ONE, R.O.W. DEDICATION FOR DRY CREEK ROAD", OF RECORD AS INSTRUMENT NUMBER 20040421-0045029, R.O.D.C.T. (REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE),AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;
THENCE, LEAVING SAID DICKERSON PIKE WITH SAID DRY CREEK ROAD, FOR THE NEXT FIVE CALLS:

1. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 90 DEGREES 41 MINUTES 24 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.57 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 82 DEGREES 51 MINUTES 06 SECONDS WEST 35.57 FEET;
2. NORTH 51 DEGREES 48 MINUTES 11 SECONDS WEST 26.14 FEET;
3. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 22 DEGREES 40 MINUTES 00 SECONDS, A RADIUS OF 347.00 FEET, AN ARC LENGTH OF 137.28 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 28 MINUTES 12 SECONDS WEST 136.38 FEET;
4. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 04 DEGREES 34 MINUTES 09 SECONDS, A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 79.75 FEET, A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES 25 MINUTES 16 SECONDS WEST 79.72 FEET;
5. NORTH 33 DEGREES 42 MINUTES 20 SECONDS WEST, 109.65 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF AN OPEN SPACE AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, SECTION 2", OF RECORD AS INSTRUMENT NUMBER 20040421-0045040, R.O.D.C.T; THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID OPEN SPACE, NORTH 56 DEGREES 17 MINUTES 40 SECONDS EAST, 346.08 FEET TO A POINT IN THE CENTERLINE OF HIGHLAND HEIGHTS DRIVE AS SHOWN ON THE PLAT ENTITLED, "SOLITUDE ACRES, PART TWO, SECTION ONE", OF RECORD IN PLAT BOOK 4175, PAGE 8, R.O.D.C.T.AND ABANDONED BY ORDINANCE NUMBER 03-629. THENCE, WITH SAID CENTERLINE, WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 00 DEGREES 50 MINUTES 59 SECONDS, A RADIUS OF 1076.07 FEET, AN ARC LENGTH OF 15.96 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 25 MINUTES 53 SECONDS EAST, 15.96 FEET; THENCE, CONTINUING WITH SAID CENTERLINE, SOUTH 60 DEGREES 50 MINUTES 43 SECONDS EAST, 206.74 FEET TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE; THENCE, WITH SAID RIGHT-OF-WAY, WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 08 DEGREES 21 MINUTES 00 SECONDS, A RADIUS OF 2944.35 FEET, AN ARC LENGTH OF 429.10 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 19 MINUTES 54 SECONDS WEST, 428.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 121,948 SQUARE FEET OR 2.80 ACRES, MORE OR LESS.

TRACT 3:
BEING A CERTAIN TRACT OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, GOODLETTSVILLE, TENNESSEE. SAID PARCEL IS BOUNDED ON THE WEST BY ROBERT CARTWRIGHT DRIVE AND ON THE NORTH BY DRY CREEK ROAD, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

THE FOLLOWING DESCRIPTION WAS PREPARED USING RECORD PLATS AND PREVIOUS SURVEYS. NO SURVEY WAS PERFORMED AT THE TIME THIS DESCRIPTION WAS PREPARED.

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DRY CREEK ROAD AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE ONE, R.O.W. DEDICATION FOR DRY CREEK ROAD", OF RECORD AS INSTRUMENT NUMBER 20040421-0045029, R.O.D.C.T.(REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND THE EASTERLY RIGHT-OF-WAY LINE OF ROBERT CARTWRIGHT DRIVE AS SHOWN ON THE PLAT ENTITLED, "DRY CREEK FARMS, PHASE TWO, SECTION A, R.O.W. DEDICATION FOR DRY CREEK ROAD & ROBERT CARTWRIGHT DRIVE", OF RECORD AS INSTRUMENT NUMBER 20071012-0121427, R.O.D.C.T., AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, LEAVING SAID ROBERT CARTWRIGHT DRIVE WITH SAID DRY CREEK ROAD, FOR THE NEXT CALLS;
1. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 01 DEGREES 20 MINUTES 47 SECONDS, A RADIUS OF 1198.72 FEET, AN ARC LENGTH OF 28.17 FEET, A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 06 MINUTES 32 SECONDS EAST 28.17 FEET;
2. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 02 DEGREES 53 MINUTES 15 SECONDS, A RADIUS OF 1199.00 FEET, AN ARC LENGTH OF 60.42 FEET, A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 59 MINUTES 32 SECONDS EAST 60.42 FEET;
3. WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 07 DEGREES 27 MINUTES 02 SECONDS, A RADIUS OF 1199.00 FEET, AN ARC LENGTH OF 155.91 FEET, A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 49 MINUTES 24 SECONDS EAST, 155.80 FEET;
4. NORTH 72 DEGREES 05 MINUTES 53 SECONDS EAST, 122.32 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF PARCEL 42;
THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID PARCEL 42, SOUTH 11 DEGREES 21 MINUTES 06 SECONDS WEST, 923.39 FEET; THENCE, CONTINUING WITH SAID PARCEL 42, NORTH 72 DEGREES 57

MINUTES 15 SECONDS WEST, 101.58 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROBERT CARTWRIGHT DRIVE; THENCE, WITH SAID RIGHT-OF-WAY FOR THE NEXT THREE CALLS;
1. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 16 DEGREES 20 MINUTES 12 SECONDS, A RADIUS OF 1268.00 FEET, AN ARC LENGTH OF 361.54 FEET, A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 43 MINUTES 02 SECONDS WEST 360.32 FEET;
2. NORTH 03 DEGREES 32 MINUTES 56 SECONDS WEST 408.52 FEET;
3. WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 87 DEGREES 19 MINUTES 51 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.11 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 06 MINUTES 59 SECONDS EAST, 34.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 210,704 SQUARE FEET OR 4.84 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED IS THE SAME THE PROPERTY CONVEYED TO ATLANTA INVESTMENT TEAM, LLC, A GEORGIA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM TERRY E. WILKES, AN INDIVIDUAL, FRED HIX, AN INDIVIDUAL, AND CHAD M. RAY, AN INDIVIDUAL, RECORDED IN INSTRUMENT NO. 20180725-0072511, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,AS FOLLOWS:

LOT 1 ON THE FINAL PLAT OF A 2 ACRE PORTION OF THE TERRY E. WILKES, FRED HIX AND CHAD M. RAY PROPERTY, SAID PLAT BEING OF RECORD IN INSTRUMENT NO. 20180718-0070155, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TERRY E. WILKES AND FRED HIX, BY DEED FROM CHAD RAY, OF RECORD IN INSTRUMENT NO. 20180917-0091882, DATED SEPTEMBER 11, 2018, SAID REGISTER'S OFFICE.

This property is _X_unimproved __improved property known as: Approximately 25.44 acres located on Dry Creek Road, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of August, 2021.

Terry E. Wilkes

Fred Hix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry E. Wilkes and Fred Hix, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of August, 2021.

Notary Public
My Commission Expires:

