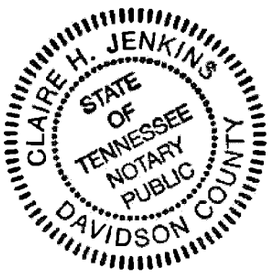
Karen Johnson Davidson County
Batch# 719267 DEEDWARR
09/17/2021 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $640.10
20210917-0125354

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $173,000.00. Affiant Subscribed and sworn to before me, this the 15th day of September, 2021. Notary Public My commission expires: 10/2/23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
STLD Group LLC	New Owner(s)	128-00-0-151-00
750 Old Hickory Boulevard Ste 150, Bldg 2	same	
Brentwood TN 37207	same	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EAGLE CREST, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STLD GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit A.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 290 Forrest Valley Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of September, 2021.

Eagle Crest, a Tennessee General Partnership

By: Sessions Sealing & Maintenance Co., Inc.
Its: General Partner

Robert N. Hutcheson

By: Robert N. Hutcheson, President of Sessions Sealing & Maintenance Co., Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert N. Hutcheson, 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 President of Sessions Sealing & Maintenance Co., Inc., General Partner of Eagle Crest, a Tennessee General Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company/partnership for the purposes therein contained.

Witness my hand and seal this 15th day of September, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Exhibit A

A tract of land in the 23rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, known as Woodland Forest Section - Four, being Bounded on the North by Eagle Crest Partnership, of record in Deed Book 7281, page 477, Register's Office for Davidson County, Tennessee. Bounded on the east by Bill Morris of record in Deed Book 10345, page 378, Register's Office of Davidson County, Tennessee. Bounded on the South by William B. Mercer, Sr. and wife, Marcia F, Mercer of record in Deed Book 10736, page 523, Register's Office for Davidson County. Tennessee and on the West by Lot 21. Lot 22 and the easterly terminus of Forest Valley Drive (a 60 foot wide right-of-way), as shown on the final plat of Thousand Oak Estates of record in Plat Book 3700, page 82, Register's Office for Davidson County, Tennessee and being snore particularly described as follows:

Beginning at a concrete monument (old) at the Easterly terminus Forrest Valley Drive, said monument lying in the Northerly right-of-way of Forrest Valley Drive and being the Southeasterly property corner of Lot 21 of Thousand Oaks Estates and proceeding as follows:

1.Leaving the North right-of-way of Forrest Valley Drive and with east line of Lot 21 of Thousand Oaks Estates, North 03 degrees 35 minutes 41 seconds East, 306.75 feet to an iron rod (new) with cap stamped Ragan Smith & Associates; thence;

2. Leaving the East line of Lot 21 of said Thousand Oaks Estates and with a new line through Eagle Crest Partnership property for the nest 4 calls, South 74 degrees 27 minutes 40 seconds East, 206.52 et to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

3. South 88 degrees 05 minutes 33 seconds East, 75.00 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates: thence;

4. North 48 degrees 50 minutes 58 seconds East, 295 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

5. South 66 degrees 09 minutes 12 seconds East, 318.37 feet to an iron rod (new) with cap stomped Ragan-Smith & Associates; thence;

6. With the west line of Bill Morris, South 28 degrees 32 minutes 02 seconds West, 46.36 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

7. South 27 degrees 58 minutes 17 seconds West, 193.61 feet to an iron rod (new) with cap stamped Ragan-Smith & Associates; thence;

8. South 26 degrees 59 minutes 34 seconds West, 232.10 feet to a corner fence post; thence;

9. Leaving said Morris and with the common properly line of William B. Mercer, Sr. and wife, Marcia F. Mercer, North 86 degrees, 46 minutes 25 seconds West, 593.40 feet to an iron rod (new) with cap stamped Ragan- Smith & Associates; thence;

10. With the Easterly line of Lot 22 of said Thousand Oakes Estates and the Easterly terminus of Forrest Valley Drive, North 03 degrees 35 minutes 41 seconds East 71.99 feet to the point of beginning and containing 292,818 square feet or 6.72 acres, more or less, as calculated by the above courses and distances, according to survey dated May 27, 2005 by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN 37076.

Being the same property conveyed to Horizon Properties Partnership, a Tennessee General Partnership by Warranty deed from Eagle Crest, a Tennessee General Partnership of record in Instrument No. 20070611-0069696 Register's Office for Davidson County, Tennessee, dated June 07, 2007 and recorded on June 11, 2007.

Being the same property conveyed to Eagle Crest, a Tennessee general partnership by Warranty Deed in Lieu of Foreclosure from Horizon Properties Partnership, a Tennessee general partnership of record in Instrument No. 20100305-0017296, Register's Office for Davidson County, Tennessee, dated March 03, 2010 and recorded on March 05, 2010.

Being also known as 290 Forrest Valley Circle Nashville, Tennessee 37209.

TRUE COPY CERTIFICATION

I, Amanda Young, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/15/21.

Signature 9/16/2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 15 day of September, 2021.

Claire H Jenkins
Notary Signature

My commission expires: 10/2/23

