This Instrument Was Prepared By:
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Attorneys At Law
P.O. Box 11187
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 759575 **DEEDWARR**
11/23/2021 10:54:45 AM 6 pgs
Fees: $33.00 Taxes: $7,400.00



20211123-0155361

Address New Owner & Send Tax Bills To:

Attention: Greg Farricielli
732 Inspiration Blvd, #10
Madison, TN 37115

Map/Parcel 071 01 0 071.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Southern Summit, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **W Trinity Land Development GP**, a Tennessee general partnership (the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms the Grantor and the Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 22 day of November, 2021.

Southern Summit, LLC
A Tennessee limited liability company

By: _____
Douglas O. Kitchen, Authorized Signatory

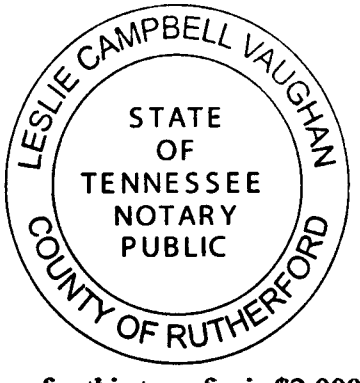
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Douglas O. Kitchen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon oath acknowledged himself to be the authorized signatory of Southern Summit, LLC, a Tennessee limited liability company, and that he, as such authorized signatory, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized signatory.

Witness my hand and seal on this the 22nd day of November, 2021.

Leslie Campbell Vaughan
Notary Public For The State Of Tennessee

My Commission Expires: 10-21-2024



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Kimberly H. Wayma
Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2021.

Leslie Campbell Vaughan
Notary Public For The State Of Tennessee

My Commission Expires: 10-21-2024

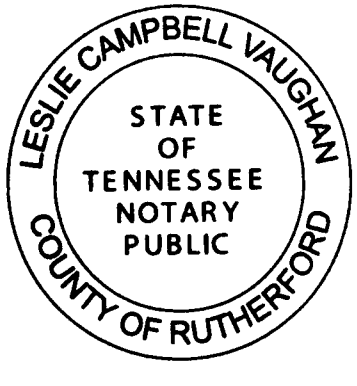


Exhibit A

Legal Description Of The Property

Land in Davidson County, Tennessee, being shown on the plat entitled "Consolidation Of Property-Joseph Herrod Property", of record as Instrument Number 20030825-0122822, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description, and being generally described as follows:

Tract 1

Being Lot No. 26 in the E. C. Scruggs Monticello Plan, of record in Book 57, Page 138, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 30 feet on the south side of Winstead Avenue and runs back between parallel lines along the east side of a 10-foot alley, 100 feet to a 10-foot alley in the rear.

Tract 2

Being Lot No. 27 in the E. C. Scruggs Monticello Plan, of record in Book 57, Page 138, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 30 feet on the south side of Winstead Avenue and runs back between parallel lines 100 feet to an alley.

Tract 3

Being Lot No 28 in the E. C. Scruggs Monticello Plan, of record in Book 57, Page 138, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 30 feet on the south side of Winstead Avenue and runs back 100 feet to an alley.

Tract 4

Being a 2.78 acre tract north of Winstead Avenue and west of Monticello Street and being Lot Nos. 38 thru 44; part of a closed alley; the south part of Lot Nos. 16 and 20; all of Lot Nos. 21 through 24 and part of Lot No. 25; part of Lot No. 6 and all of Lot Nos. 7 thru 10; and part of Lot Nos. 11, 12 and 13, all of said lots being located on the Map of Monticello or Map of E. C. Scruggs Subdivision of Lot Nos. 2 and 3 of Subdivision of Clemmons Land in Minute Book "E", Page 551, in the Chancery Court for Davidson County, Tennessee.

Derivation

The foregoing four tracts being the same property conveyed to Southern Summit, LLC, a Tennessee limited liability company, by deed from John W. Newell and wife, Judy Newell, of record as Instrument Number 20151215-0125843, in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 503 West Trinity Lane, Nashville, Tennessee, 37207, and is Map/Parcel 07 01 0 071.00.

Exhibit B

Permitted Exceptions

1. Title to the portion of the subject property within the boundaries of any roads.

2. All matters shown on the plan of record in Plat Book 57, Page 138, in the Register's Office for Davidson County, Tennessee.

3. Electric line easement to Tennessee Electric Power Company of record in Book 787, Page 11, in the Register's Office for Davidson County, Tennessee.

4. Right-of-way deed to Davidson County, Tennessee, for widening of Young's Lane, of record in Book 1727, Page 563, in the Register's Office for Davidson County, Tennessee.

5. Right-of-way deed to State of Tennessee, of record in Book 10288, Page 183, in the Register's Office for Davidson County, Tennessee.

6. Closing of alley of record in Book 3132, Page 347, in the Register's Office for Davidson County, Tennessee.

7. Nashville Electric Service anchor easement of record in Book 10380, Page 802, in the Register's Office for Davidson County, Tennessee.

8. All matters shown on the Plat of Joseph Herrod Property of record as Instrument No. 20030825-0122822, in the Register's Office for Davidson County, Tennessee.