WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,060,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

LM-SFP-21-0

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scenic Farms Partnership	**New Owner**	**089-00-0-030.00**
(NAME)	(NAME)	
4535 Harding Pike, Room 309		**089-00-0-031.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		**090-00-0-001.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT N. HUTCHESON AND HELEN H. JAMES AND SCOTT T. PRICE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SCENIC FARMS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel I (Map/Parcel 089-00-0-030.00)

Being a tract or parcel of land located in the First Councilmanic District of Davidson County, Tennessee, said tract being a portion of the property conveyed to Eller & Olsen Stone Company, Inc. by deed of record in Book 4287, Page 681, R.O.D.C. and being more particularly described as follows:

Beginning at a point located in the Northeasterly right-of-way line of Old Hickory Boulevard, said point being the Northwesterly corner of property conveyed to H.T.P.C. 2 Partnership, a Tennessee partnership, by deed of record no. 20080314_0026209, R.O.D.C., and being the Southwesterly corner of the herein described tract, thence, with the Northeasterly right-of-way line of Old Hickory Boulevard North 22 degrees 35 minutes 57 seconds West, 213.67 feet to an existing iron pin, thence, continuing with a curve to the left 448.57 feet, said curve having a central angle of 17 degrees 34 minutes 39 seconds, a radius of 1,462.17 feet, a tangent of 226.06 feet, and a chord of North 31 degrees 23 minutes 17 seconds West, 446.81 feet to an iron rod (new), thence, leaving said right-of-way line with a NEW line North 52 degrees 17 minutes 35 seconds East, 2,062.14 feet along a staked line to an iron rod (new), thence, leaving said line with a NEW line (Westerly line of Map 89, Parcel 31, R.O.D.C.) South 24 degrees 03 minutes 36 seconds East, 1,433.61 feet to an existing iron pin at a corner fence post, thence, leaving said line with the Westerly line of property conveyed to Belles Landing Partners, a Tennessee general partnership, by quitclaim deed of record no. 20070523_0061411, R.O.D.C. South 25 degrees 02 minutes 17 seconds East, 938.05 feet along an old wire fence to an existing iron pin at a fence corner, thence, leaving said Westerly line with the northerly line of the aforementioned H.T.P.C. 2 Partnership property North 82 degrees 05 minutes 49 seconds West, 2,320.15 feet along an old wire fence to an existing corner fence post located in the Northeasterly right-of-way line of Old Hickory Boulevard and the point of beginning. Containing 2,970,900 square feet or 68.20 acres, the same more or less.

Being the same property conveyed to a 30.556% undivided interest to Robert N. Hutcheson, individually; a 34.722% undivided interest to Helen H. James, individually; and a 34.72% undivided interest to Scott T. Price, individually by Quitclaim Deed from Eller & Olsen Stone Company, Incorporated, a Tennessee corporation of record in Instrument No. 20101222-0101692 Register's Office for Davidson County, Tennessee, dated December 21, 2010 and recorded on December 22, 2010.

Parcel II (Map/Parcel 089-00-0-031.00)

Being a tract or parcel of land located in the First Councilmanic District of Davidson County, Tennessee, being more particularly described as follows:

Karen Johnson Davidson County
Batch# 760765 DEEDWARR
11/24/2021 02:39:52 PM 4 pgs
Fees: $23.00 Taxes: $11,322.00

20211124-0156419

Beginning at a point located at the Southeasterly corner of property conveyed to Edward Graves by deed of record in book 6379, page 755, R.O.D.C., and being the Northwesterly corner of the herein described tract, thence, leaving said Southeasterly corner with the Southerly line of property conveyed to Edward Graves, Jr. by deed of record in Book 3532, Page 611, R.O.D.C., North 82 degrees 55 minutes 01 seconds East, 2216.00 feet along an old rock wall to an existing iron pin, thence, leaving said Southerly line with the Westerly line of property conveyed to Bells Landing Partners by instrument of record no. 20070523_0061411, R.O.D.C., South 32 degrees 17 minutes 17 seconds West, 1010.81 feet, more or less, to a point, thence, continuing South 19 degrees 54 minutes 01 seconds West, 197.45 feet more or less, to a point, thence, South 22 degrees 14 minutes 47 seconds West, 133.50 feet, more or less, to a point, thence, South 32 degrees 06 minutes 05 seconds West, 134.91 feet, more or less, to a point, thence, South 35 degrees 34 minutes 59 seconds West, 211.60 feet, more or less, to a point, thence, South 15 degrees 15 minutes 10 seconds West, 313.06 feet, more or less, to a point, thence, South 29 degrees 27 minutes 14 seconds West, 685.87 feet, more or less, to an existing iron pin at a fence corner, thence, leaving said line with the Northerly line of a portion of Tract II of the Eller and Olsen Stone Co. property (deed Book 4287, Page 681, R.O.D.C.), being a tract of 68.20 acres, North 24 degrees 03 minutes 36 seconds West, 1433.61 feet to an existing iron pin, thence, leaving said line with the Northerly line of a portion of Tract I of the Eller and Olsen Stone Co. property (Deed Book 4287, page 681, R.O.D.C.), being a tract of 52.35 acres, North 24 degrees 03 minutes 36 seconds West, 840.04 feet to an existing iron pin and the point of beginning. Containing by estimation approximately 54.84 acres, being the same more or less.

Being the same property conveyed to a 30.556% undivided interest to Robert N. Hutcheson, individually; a 34.722% undivided interest to Helen H. James, individually; and a 34.72% undivided interest to Scott T. Price, individually by Quitclaim Deed from Eller & Olsen Stone Company, Incorporated, a Tennessee corporation of record in Instrument No. 20101222-0101693 Register's Office for Davidson County, Tennessee, dated December 21, 2010 and recorded on December 22, 2010.

Parcel III (Map/Parcel 090-00-0-001.00)

Commencing at an iron pin in the center of a gravel drive, at the Southernmost corner of the Eller and Olson Stone Company tract of record in deed book 4480 page 397 RODCT said pin being 2872 feet North West of the intersection of said gavel drive with Old Hickory Blvd; thence North 24 degrees 36 minutes 11 seconds West, 759.74 feet to a point; thence North 22 degrees 05 minutes 36 seconds West, 923.10 feet to an iron pin; thence North 24 degrees 24 minutes 51 seconds West, 305.72 feet to the true Point of Beginning of this description; thence North 24 degrees 24 minutes 51 seconds West, a distance of 631.16 feet; thence North 30 degrees 04 minutes 41 seconds East, a distance of 397.07 feet; thence North 56 degrees 28 minutes 02 seconds East, a distance of 458.17 feet; thence North 21 degrees 52 minutes 03 seconds East, a distance of 1227.12 feet; thence North 00 degrees 44 minutes 18 seconds East, a distance of 221.69 feet; thence North 31 degrees 51 minutes 53 seconds East, a distance of 446.12 feet; thence North 85 degrees 24 minutes 23 seconds East, a distance of 2062.00 feet; thence South 08 degrees 23 minutes 04 seconds East, a distance of 85.29 feet; thence South 27 degrees 21 minutes 27 seconds East, a distance of 159.83 feet; thence South 20 degrees 38 minutes 15 seconds East, a distance of 101.25 feet; thence South 13 degrees 45 minutes 56 seconds East, a distance of 161.49 feet; thence South 09 degrees 36 minutes 47 seconds West, a distance of 102.17 feet; thence South 19 degrees 07 minutes 02 seconds West, a distance of 354.55 feet; thence South 64 degrees 22 minutes 26 seconds West, a distance of 377.07 feet; thence South 38 degrees 54 minutes 51 seconds West, a distance of 342.33 feet; thence South 31 degrees 39 minutes 33 seconds West, a distance of 188.79 feet; thence South 09 degrees 23 minutes 48 seconds West, a distance of 231.04 feet; thence South 77 degrees 14 minutes 47 seconds West, a distance of 577.38 feet; thence North 41 degrees 04 minutes 52 seconds West, a distance of 240.47 feet; thence North 46 degrees 12 minutes 33 seconds East, a distance of 90.00 feet; thence North 63 degrees 42 minutes 29 seconds East, a distance of 533.89 feet; thence North 50 degrees 19 minutes 32 seconds East, a distance of 369.59 feet; thence North 47 degrees 42 minutes 51 seconds East, a distance of 188.06 feet; thence North 36 degrees 53 minutes 45 seconds East, a distance of 507.07 feet; thence North 37 degrees 06 minutes 44 seconds East, a distance of 197.04 feet; thence North 32 degrees 42 minutes 36 seconds East, a distance of 242.99 feet; thence North 10 degrees 00 minutes 45 seconds West, a distance of 239.50 feet; thence North 55 degrees 12 minutes 57 seconds West, a distance of 190.28 feet; thence North 84 degrees 08 minutes 02 seconds West, a distance of 230.37 feet; thence South 87 degrees 01 minutes 24 seconds West, a distance of 234.41 feet; thence South 53 degrees 48 minutes 24 seconds West, a distance of 210.00 feet; thence South 14 degrees 37 minutes 35 seconds West, a distance of 196.51 feet; thence South 23 degrees 51 minutes 37 seconds West, a distance of 235.04 feet; thence South 05 degrees 11 minutes 40 seconds West, a distance of 319.60 feet; thence South 36 degrees 30 minutes 05 seconds West, a distance of 257.12 feet; thence South 60 degrees 49 minutes 09 seconds West, a distance of 364.56 feet; thence North 50 degrees 31 minutes 39 seconds West, a distance of 182.07 feet; thence North 02 degrees 07 minutes 16 seconds West, a distance of 223.37 feet; thence North 30 degrees 34 minutes 45 seconds East, a distance of 316.69 feet; thence North 39 degrees 48 minutes 20 seconds East, a distance of 193.71 feet; thence North 14 degrees 44 minutes 00 seconds East, a distance of 146.15 feet; thence North 13 degrees 02 minutes 14 seconds West, a distance of 244.79 feet; thence North 72 degrees 48 minutes 20 seconds West, a distance of 191.15 feet; thence South 74 degrees 24 minutes 56 seconds West, a distance of 304.11 feet; thence South 36 degrees 03 minutes 38 seconds West, a distance of 642.95 feet; thence South 17 degrees 41 minutes 27 seconds West, a distance of 409.61 feet; thence South 10 degrees 25 minutes 32 seconds East, a distance of 322.31 feet; thence South 27 degrees 53 minutes 34 seconds West, a distance of 234.91 feet; thence South 32 degrees 08 minutes 22 seconds West, a distance of 299.70 feet; thence South 27 degrees 14 minutes 01 seconds West, a distance of 85.65 feet; thence South 00 degrees 58 minutes 29 seconds East, a distance of 110.00 feet; thence South 01 degrees 08 minutes 49 seconds East, a distance of 78.23 feet; thence South 47 degrees 09 minutes 29 seconds West, a distance of 578.87 feet; thence South 28 degrees 46 minutes 15 seconds East, a distance of 39.48 feet; thence South 29 degrees 54 minutes 29 seconds East, a distance of

48.61 feet; thence South 63 degrees 52 minutes 10 seconds East, a distance of 90.28 feet; thence South 46 degrees 25 minutes 22 seconds East, a distance of 28.38 feet; thence South 23 degrees 10 minutes 12 seconds East, a distance of 26.48 feet; thence South 14 degrees 57 minutes 42 seconds West, a distance of 51.79 feet; thence South 17 degrees 58 minutes 10 seconds West, a distance of 261.01 feet; thence South 87 degrees 10 minutes 22 seconds West, a distance of 103.64 feet to the Point of Beginning. Containing 46.3947 ACRES, more or less.

Being the same property conveyed to Helen H. James, as to a 34.72% undivided interest, Scott T. Price as to a 34.72% undivided interest, and Robert N. Hutcheson, as to a 30.56% undivided interest, as tenants by the entireties by Quitclaim Deed from Gregory S. Perrone, Trustee of record in Instrument No. 20101229-0103182 Register's Office for Davidson County, Tennessee, dated December 04, 2010 and recorded on December 29, 2010.

This conveyance is subject to:
- Subject to Greenbelt Rollback Tax Assessment.
- TVA Line Easement of record in Book 1907, Page 109, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement described in Deed of record in Book 4480, Page 397, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is property commonly known as: **0 Old Hickory Boulevard, Nashville, Tennessee 37218**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 23rd DAY OF NOVEMBER, 2021.

Robert N. Hutcheson

Robert N. Hutcheson

Helen H. James by Scott Price attorney in fact

Helen H. James by Scott Price, attorney-in-fact

Scott T. Price

Scott T. Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of November, 2021.

Notary Public
My Commission Expires: 5/5/25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT PRICE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HELEN H. JAMES, and who acknowledged he/she/they executed the same as the free act and deed of the said HELEN H. JAMES.

Witness my hand and official seal, this the 23rd of November, 2021.

Notary Public
My Commission Expires: 5/5/25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of November, 2021.

Notary Public
My Commission Expires: 5/5/25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903