This Instrument Prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 779272 DEEDWARRSP
12/23/2021 11:50:09 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20211223-0169804

Name and Address of New Owner:
ALSL, GP
1728 General George Patton Dr., #101
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map & Parcel No: 02500006000; 02500021800; 02500021900
Unimproved property commonly known as: 0 Dickerson Pike, Goodlettsville, TN 37072

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas W. Cox, Jr. and Tammy J. Cox, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ALSL, GP, a Tennessee Partnership** "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract 1:

Beginning at an iron pin in the westerly right-of-way of Dickerson Pike, being the northeast corner of a tract owned by Robert Burton, and being the southeast corner of this tract; thence with Burton North 78 degrees 38 minutes 29 seconds West 400.00 feet to an iron pin; thence, South 06 degrees 41 minutes 07 seconds West 154.00 feet to an iron pin; thence North 84 degrees 20 minutes 42 seconds West 1128.50 feet to an iron pin; thence North 50 degrees 26 minutes 11 seconds East 364.73 feet to an iron pin; thence South 83 degrees 00 minutes 03 seconds East 301.44 feet to an iron pin; thence South 82 degrees 45 minutes 41 seconds East 506.99 feet to an iron pin; thence South 83 degrees 01 minutes 44 seconds East 500.84 feet to an iron pin in the westerly right-of-way of Dickerson Pike; thence South 23 degrees 30 minutes 28 seconds West 117.77 feet to the point of beginning containing 6.67 acres, more or less per a survey by C&K Surveyors LLC, dated October 12, 2015.

This conveyance is subject to an unrecorded 40'X50' easement for ingress-egress that benefits Tract 2 and Tract 3.

Tract 2:

Beginning at an iron pin in the westerly right-of-way, of Dickerson Pike, being the northeast comer of Tract #1, and being the southeast corner of this Tract #2. Thence, N 83 degrees 01 minutes 44 seconds W, 500.84 feet to an iron pin; thence, N 82 degrees 45 minutes 41 seconds W, 506.69 feet to an iron pin; thence, N 83 degrees 00 minutes 03 seconds W, 301.44 feet to an iron pin; thence, S 50 degrees 26 minutes 11 seconds W, 364.75 feet to an iron pin; thence, N 83 degrees 21 minutes 16 seconds W, 815.14 feet to an iron pin; thence, N 06 degrees 36 minutes 47 seconds E, 187.00 feet to

an iron pin; thence, S 82 degrees 36 minutes 29 seconds E, 865.08 to an iron pin; thence, N 73 degrees 24 minutes 25 seconds E, 349.16 feet to an iron pin; thence, S 83 degrees 00 minutes 03 seconds E, 311.99 feet to an iron pin; thence, N 82 degrees 45 minutes 41 seconds E, 506.65 feet to an iron pin; thence, S 83 degrees 01 minutes 44 seconds E, 515.58 feet torn iron pin in the right-of-way of Dickerson Pike; thence S 23 degrees 30 minutes 28 seconds W, 52.16 feet to the point of beginning, containing 6.22 acres, more or less, per survey by C&K Surveyors, LLC, dated dated October 12, 2015.

Tract 3:

Beginning at an iron pin in the westerly right-of-way of Dickerson Pike, being the southeast corner of a tract owned by the Church of the Living Water, and being the northeast corner of this tract. Thence, S 23 degrees 30 minutes 28 seconds W, 52.16 feet to an iron pin; thence N, 82 degrees 45 minutes 41 seconds W, 506.68 feet to an iron pin; thence N, 83 degrees 00 minutes 03 seconds W, 311.99 feet to an iron pin; thence S, 73 degrees 24 minutes 25 seconds W, 349.16 feet to an iron pin; thence N, 82 degrees 36 minutes 29 seconds W. 865.08 feet to an iron pin; thence, N 06 degrees 36 minutes and 47 seconds E. 167.00 feet to an iron pin; thence S, 82 degrees 36 minutes 29 seconds E, 464.31 feet to an iron pin; thence S, 83 degrees 00 minutes 00 seconds E, 1034.09 feet to an iron pin; thence S, 82 degrees 45 minutes 41 seconds E, 515.96 feet to an iron pin; thence, N 13 degrees 01 minutes 05 seconds W, 25.12 feet to an iron pin; thence, S 83 degrees 04 minutes 43 seconds E, 93.62 feet to an iron pin; thence S, 83 degrees 52 minutes 29 seconds E, 56.95 feet to an iron pin; thence S. 06 degrees 47 minutes 17 seconds W, 24.34 feet to an iron pin; thence S, 82 degrees 57 minutes 51 seconds E, 128.70 feet to an iron pin; thence S, 83 degrees 01 minutes 44 seconds E, 250.26 feet to the point of beginning, containing 6.23 acres, more or less, per a survey by C&K Surveyors, LLC, dated October 12, 2015.

Being the same property conveyed to Thomas W. Cox, Jr. and Tammy J. Cox, husband and wife by Deed dated January 11, 2016 from Robert Troupe, widower, recorded January 12, 2016, in Instrument Number 20160112-0003190, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Thomas W. Cox, Jr. and Tammy J. Cox, husband and wife by deed dated 02/22/2017 from Davy Mayes and Tanya Mayes, husband and wife and recorded on 02/27/2017 as Instrument Number 20170227-0019466 in the Official Records of the Davidson County Recording Office.

Being the same property conveyed to Thomas W. Cox, Jr. and Tammy J. Cox, husband and wife by deed dated 02/03/2020 from Dawn D. Milanovich and recorded on 02/06/2020 as Instrument Number 20200206-0013817 in the Official Records of the Davidson County Recording Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantees, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 22nd day of December, 2021

Thomas W. Cox, Jr.

Tammy J. Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared **Thomas W. Cox, Jr. and Tammy J. Cox** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 22nd day of December, 2021

Notary Public
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **1,200,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of December, 2021

Notary Public
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No. 18739