THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P21-12111-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,320,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF January, 2022. Notary Public MY COMMISSION EXPIRES: 2-21-22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 791285 DEEDWARR
01/14/2022 03:16:30 PM 7 pgs
Fees: $38.00 Taxes: $4,884.00
20220114-0006237

WARRANTY DEED

AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan Road Ventures, LLC		015-00-0-027.00
2925 Berry Hill Drive, 2nd Floor	New Owner	015-00-0-029.00 015-00-0-277.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **E. Wayne Winters and Annette E. Winters**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morgan Road Ventures, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1

A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH BY CHASE AND ADAMS, ON THE EAST BY WINTERS AND WINTERS SUBDIVISION, ON THE SOUTH BY FOREST VIEW RIDGE AND MORGAN ROAD AND ON THE WEST BY STATE OF TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) ON THE NORTHERLY RIGHT-OF-WAY LINE OF MORGAN ROAD, A 50-FOOT PUBLIC RIGHT-OF-WAY, AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SPERRY WHITEWAY AND DAKOTA JERNIGAN AS OF RECORD IN INSTRUMENT NO. 20190318-0024537, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE. SAID IRON ROD ALSO BEING A SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MORGAN ROAD, AND WITH THE WESTERLY PROPERTY LINE OF SAID WHITEWAY AND JERNIGAN, NORTH 07 DEGREES 51 MINUTES 25 SECONDS WEST, 558.82 FEET TO AN IRON ROD (OLD) IN THE EASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF TENNESSEE AS OF RECORD IN DEED BOOK 4563, PAGE 143, R.O.D.C., TENNESSEE; THENCE,
2. WITH THE EASTERLY AND NORTHERLY PROPERTY LINE OF SAID STATE OF TENNESSEE PROPERTY, NORTH 38 DEGREES 23 MINUTES 45 SECONDS EAST, 241.21 FEET TO AN IRON ROD (OLD); THENCE,
3. NORTH 01 DEGREES 02 MINUTES 11 SECONDS WEST, 244.83 FEET TO AN IRON ROD (OLD); THENCE,
4. SOUTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 399.90 FEET TO AN IRON ROD (SET); THENCE,
5. NORTH 01 DEGREES 23 MINUTES 01 SECONDS EAST, 132.50 FEET TO AN IRON ROD (SET); THENCE,
6. NORTH 14 DEGREES 09 MINUTES 37 SECONDS EAST, 214.30 FEET TO AN IRON ROD (SET); THENCE,
7. NORTH 61 DEGREES 28 MINUTES 37 SECONDS EAST, 510.90 FEET TO AN IRON ROD (SET); THENCE,
8. NORTH 00 DEGREES 55 MINUTES 23 SECONDS WEST, 227.40 FEET TO AN IRON ROD (SET); THENCE,
9. SOUTH 87 DEGREES 52 MINUTES 08 SECONDS WEST, 56.70 FEET TO AN IRON ROD (SET); THENCE,
10. SOUTH 53 DEGREES 38 MINUTES 08 SECONDS WEST, 755.43 FEET TO A METAL STAKE (FOUND); THENCE,
11. NORTH 82 DEGREES 42 MINUTES 44 SECONDS WEST, 487.54 FEET TO AN EXISTING FENCE POST; THENCE,
12. NORTH 08 DEGREES 34 MINUTES 56 SECONDS EAST, 600.98 FEET TO AN IRON ROD (OLD) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO BRIAN CHASE AND WILL T. ADAMS AS OF RECORD IN INSTRUMENT NO. 20210122-0005851, R.O.D.C. COUNTY, TENNESSEE; THENCE,
13. WITH THE SOUTHERLY PROPERTY LINE OF SAID BRIAN CHASE AND WILL T. ADAMS PROPERTY, IN PART, SOUTH 81 DEGREES 18 MINUTES 13 SECONDS EAST, 542.79 FEET TO AN IRON ROD (SET); THENCE,
14. SOUTH 88 DEGREES 39 MINUTES 04 SECONDS EAST, 120.91 FEET TO AN IRON ROD (SET); THENCE,
15. SOUTH 79 DEGREES 37 MINUTES 16 SECONDS EAST, 437.80 FEET TO AN IRON ROD (OLD); THENCE,
16. SOUTH 78 DEGREES 16 MINUTES 16 SECONDS EAST, 301.66 FEET TO AN IRON ROD (SET); THENCE,
17. SOUTH 86 DEGREES 03 MINUTES 16 SECONDS EAST, 465.33 FEET TO AN IRON ROD (SET); THENCE,
18. SOUTH 76 DEGREES 20 MINUTES 03 SECONDS EAST, 127.26 FEET TO AN IRON ROD (SET); THENCE,

19. SOUTH 63 DEGREES 28 MINUTES 31 SECONDS EAST, 18.04 FEET TO AN IRON ROD (SET); THENCE,
20. NORTH 50 DEGREES 07 MINUTES 39 SECONDS EAST, 12.66 FEET TO AN IRON ROD (SET); THENCE,
21. SOUTH 76 DEGREES 11 MINUTES 08 SECONDS EAST, 82.20 FEET TO AN IRON ROD (SET) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO E.G. WINTERS AND WIFE, ANITA K. WINTERS (TAX MAP 15, PARCEL 29.00) AS OF RECORD IN DEED BOOK 4283, PAGE 923, R.O.D.C., TENNESSEE; THENCE,
22. WITH THE WESTERLY PROPERTY LINE OF SAID WINTERS, IN PART, SOUTH 81 DEGREES 52 MINUTES 12 SECONDS EAST, 283.62 FEET TO AN IRON ROD (SET); THENCE,
23. SOUTH 07 DEGREES 27 MINUTES 03 SECONDS WEST, 171.79 FEET TO AN IRON ROD (SET); THENCE,
24. SOUTH 07 DEGREES 32 MINUTES 34 SECONDS WEST, 694.02 FEET TO AN IRON ROD (SET) IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO E. WAYNE WINTERS, TRUSTEE (TAX MAP 15, PART OF PARCEL 277.00) AS OF RECORD IN INSTRUMENT NO. 20001108-0111239, R.O.D.C., TENNESSEE; THENCE,
25. WITH THE NORTHERLY PROPERTY LINE OF SAID WINTERS, IN PART, NORTH 83 DEGREES 26 MINUTES 51 SECONDS WEST, 237.28 FEET TO AN IRON ROD (SET); THENCE,
26. WITH THE WESTERLY PROPERTY LINE OF SAID WINTERS, SOUTH 06 DEGREES 00 MINUTES 44 SECONDS WEST, 290.00 FEET TO AN IRON ROD (SET); THENCE,
27. SOUTH 83 DEGREES 45 MINUTES 32 SECONDS EAST, 59.53 FEET TO AN IRON ROD (SET); THENCE,
28. SOUTH 06 DEGREES 00 MINUTES 44 SECONDS WEST, 179.96 FEET TO AN IRON ROD (SET) IN THE NORTHERLY BOUNDARY LINE OF FOREST VIEW RIDGE AS OF RECORD IN PLAT BOOK 5200, PAGE 477, R.O.D.C., TENNESSEE; THENCE,
29. WITH THE NORTHERLY BOUNDARY LINE OF SAID FOREST VIEW RIDGE, IN PART, NORTH 84 DEGREES 00 MINUTES 03 SECONDS WEST, 180.50 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
30. NORTH 83 DEGREES 13 MINUTES 09 SECONDS WEST, 839.26 FEET TO A CONCRETE MONUMENT (OLD) AT THE NORTHWESTERLY BOUNDARY CORNER OF SAID FOREST VIEW RIDGE; THENCE,
31. WITH THE WESTERLY BOUNDARY LINE OF SAID FOREST VIEW RIDGE, SOUTH 06 DEGREES 46 MINUTES 51 SECONDS WEST, 471.25 FEET TO AN IRON ROD (OLD) UNDER A CONCRETE DRIVE IN THE NORTHERLY RIGHT-OF-WAY OF THE AFOREMENTIONED MORGAN ROAD; THENCE,
32. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MORGAN ROAD, NORTH 83 DEGREES 13 MINUTES 09 SECONDS WEST, 61.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,372,716 SQUARE FEET OR 54.47 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2021.

BEING THE SAME PROPERTY CONVEYED TO E.G. WINTERS AND WIFE, ANITA K. WINTERS AS OF RECORD IN DEED BOOK 4563, PAGE 143, R.O.D.C., TENNESSEE.

TRACT 2

A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH BY E.G. WINTERS AND WIFE, ANITA K. WINTERS. ON THE EAST BY WINTERS SUBDIVISION, ON THE SOUTH BY MORGAN ROAD, WINTERS ONE-LOT SUBDIVISION, DEBORAH DARLENE BROWN AND FOREST VIEW RIDGE, AND ON THE WEST BY E.G. WINTERS AND WIFE, ANITA K. WINTERS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) IN THE NORTHERLY RIGHT-OF-WAY LINE OF MORGAN ROAD, A 50-FOOT PUBLIC RIGHT-OF-WAY, AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT 1 AS SHOWN ON THE FINAL PLAT OF WAYNE WINTERS ONE-LOT SUBDIVISION AS OF RECORD IN INSTRUMENT NO. 20070806-0093144 REGISTERS OFFICE, DAVIDSON COUNTY (R.O.D.C.), TENNESSEE. SAID IRON ROD BEING THE SOUTHWESTERLY END OF THE NORTHWESTERLY RETURN CURVE AT THE INTERSECTION OF MORGAN ROAD & A UN-IMPROVED & UN-NAMED ROAD AS SHOWN ON SAID PLAT; THENCE,

1. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF MORGAN ROAD, WITH THE EASTERLY PROPERTY LINE OF SAID LOT 1 AND SAID RETURN CURVE, NORTHEASTWARDLY, WITH A 25.00-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 37.75 FEET TO AN IRON ROD (SET). SAID CURVE HAS ACHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 39 MINUTES 25 SECONDS EAST, 34.26 FEET; THENCE,
2. NORTH 41 DEGREES 35 MINUTES 56 SECONDS WEST A DISTANCE OF 121.96 FEET TO AN IRON ROD (SET); THENCE,
3. WITH A 308.45-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 69.56 FEET TO AN IRON ROD (OLD) AT THE NORTHEAST PROPERTY CORNER OF SAID LOT 1. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 28 DEGREES 34 MINUTES 21 SECONDS WEST, 69.41 FEET; THENCE,
4. WITH THE NORTHERLY PROPERTY LINE OF SAID LOT 1, SOUTH 70 DEGREES 20 MINUTES 11 SECONDS WEST A DISTANCE OF 134.65 FEET TO AN IRON ROD (NEW); THENCE,
5. SOUTH 61 DEGREES 58 MINUTES 42 SECONDS WEST A DISTANCE OF 120.64 FEET TO AN IRON ROD (NEW); THENCE,
6. WITH THE WESTERLY PROPERTY LINE OF SAID LOT 1, SOUTH 05 DEGREES 59 MINUTES 17 SECONDS WEST A DISTANCE OF 33.81 FEET TO AN IRON ROD (SET); THENCE,
7. SOUTH 38 DEGREES 31 MINUTES 42 SECONDS EAST A DISTANCE OF 204.59 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO DEBORAH DARLENE BROWN AS OF RECORD IN DEED BOOK 7545, PAGE 753 R.O.D.C., TENNESSEE; THENCE,
8. WITH THE NORTHERLY PROPERTY LINE OF THE BROWN TRACT, IN PART, SOUTH 66 DEGREES 33 MINUTES 23 SECONDS WEST A DISTANCE OF 79.00 FEET TO AN IRON ROD (NEW) IN THE EASTERLY BOUNDARY LINE OF FOREST VIEW RIDGE AS OF RECORD IN PLAT BOOK 5200, PAGE 477 R.O.D.C., TENNESSEE; THENCE,
9. WITH SAID EASTERLY BOUNDARY LINE, IN PART, NORTH 06 DEGREES 08 MINUTES 51 SECONDS EAST A DISTANCE OF 14.96 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY CORNER OF SAID FOREST VIEW RIDGE; THENCE,
10. WITH THE NORTHERLY BOUNDARY LINE OF FOREST VIEW RIDGE, IN PART, NORTH 84 DEGREES 00 MINUTES 03 SECONDS WEST A DISTANCE OF 165.24 FEET TO AN IRON ROD (NEW) AT THE SOUTHEASTERLY PROPERTY CORNER

OF A TRACT OF LAND CONVEYED TO E.G. WINTERS AND WIFE, ANITA K. WINTERS AS OF RECORD IN DEED BOOK 4563, PAGE 143 R.O.D.C., TENNESSEE; THENCE,
11. LEAVING THE NORTHERLY BOUNDARY OF SAID FOREST VIEW RIDGE, WITH THE EASTERLY PROPERTY LINE OF SAID WINTERS TRACT, NORTH 06 DEGREES 00 MINUTES 44 SECONDS EAST, 179.96 FEET TO AN IRON ROD (SET); THENCE,
12. NORTH 83 DEGREES 45 MINUTES 32 SECONDS WEST, 59.53 FEET TO AN IRON ROD (SET); THENCE,
13. NORTH 06 DEGREES 00 MINUTES 44 SECONDS EAST, 290.00 FEET TO AN IRON ROD (SET); THENCE,
14. SOUTH 83 DEGREES 26 MINUTES 51 SECONDS EAST, PASSING THROUGH AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO E.G. WINTERS AND WIFE, ANITA K. WINTERS AS OF RECORD IN DEED BOOK 4283, PAGE 923 R.O.D.C., TENNESSEE AT 237.28 FEET FOR A TOTAL DISTANCE OF 334.84 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY PROPERTY LINE OF SAID WINTERS TRACT; THENCE,
15. CONTINUING WITH THE SOUTHERLY PROPERTY LINE OF THE WINTERS TRACT, SOUTH 85 DEGREES 25 MINUTES 55 SECONDS EAST A DISTANCE OF 45.00 FEET TO AN IRON ROD (OLD) AT THE NORTHWESTERLY PROPERTY CORNER OF LOT 1 AS SHOWN ON THE FINAL PLAT OF THE WINTERS SUBDIVISION AS OF RECORD IN INSTRUMENT NO. 20040927-0115999 R.O.D.C., TENNESSEE; THENCE,
16. WITH THE WESTERLY BOUNDARY LINE OF SAID WINTERS SUBDIVISION, SOUTHEASTWARDLY, WITH A 262.45-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 180.22 FEET TO AN IRON ROD (NEW). SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 05 MINUTES 56 SECONDS EAST, 176.70 FEET; THENCE,
17. SOUTH 41 DEGREES 35 MINUTES 56 SECONDS EAST A DISTANCE OF 119.52 FEET TO AN IRON ROD (NEW); THENCE,
18. WITH A 25.00-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 37.33 FEET TO AN IRON ROD (OLD) IN THE NORTHERLY RIGHT-OF-WAY LINE OF MORGAN ROAD. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 22 MINUTES 34 SECONDS EAST, 33.96 FEET; THENCE,
19. SOUTHWESTWARDLY, WITH SAID NORTHERLY RIGHT-OF-WAY LINE, HAVING A 661.62-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 91.62 FEET TO THE POINT OF BEGINNING. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES 52 MINUTES 47 SECONDS WEST, 91.54 FEET. THIS TRACT CONTAINS 128,925 SQUARE FEET OR 2.96 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES, WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2021.

BEING THE REMAINING PORTION OF PROPERTY CONVEYED TO E. WAYNE WINTERS, TRUSTEE AS OF RECORD IN INSTRUMENT NO. 20001108-0111239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3

A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH & WEST BY E.G. WINTERS AND WIFE, ANITA K. WINTERS AND ON THE EAST AND SOUTH BY THE WINTERS SUBDIVISIONS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) IN THE NORTHERLY PROPERTY LINE OF LOT NO. 3 AS SHOWN ON THE PLAN OF WINTERS SUBDIVISION AS OF RECORD IN INSTRUMENT NO. 20040927-0115999, REGISTER'S OFFICE, DAVIDSON COUNTY (R.O.D.C.), TENNESSEE; SAID IRON ROD ALSO BEING IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO E.G. WINTERS AND WIFE, ANITA K. WINTERS AS OF RECORD IN DEED BOOK 4283, PAGE 923, R.O.D.C., TENNESSEE; THENCE,

1. WITH THE SOUTHERLY PROPERTY LINE OF SAID WINTERS TRACT, NORTH 21 DEGREES 18 MINUTES 48 SECONDS WEST A DISTANCE OF 141.72 FEET TO AN IRON ROD (SET); THENCE,
2. NORTH 13 DEGREES 11 MINUTES 51 SECONDS EAST, 41.72 FEET TO AN IRON ROD (SET); THENCE,
3. SOUTH 82 DEGREES 26 MINUTES 08 SECONDS EAST, 432.44 FEET TO AN IRON ROD (SET); THENCE,
4. SOUTH 06 DEGREES 38 MINUTES 34 SECONDS WEST, 78.14 FEET TO AN IRON ROD (SET) IN THE NORTHERLY BOUNDARY LINE OF SAID WINTERS SUBDIVISION; THENCE,
5. WITH SAID NORTHERLY BOUNDARY LINE, IN PART, SOUTH 83 DEGREES 20 MINUTES 05 SECONDS EAST A DISTANCE OF 39.22 FEET TO AN IRON ROD (OLD) AT THE NORTHWESTERLY PROPERTY CORNER OF LOT 5 AS SHOWN ON THE AFORESAID WINTERS SUBDIVISION; THENCE,
6. LEAVING THE SOUTHERLY PROPERTY LINE OF THE WINTERS TRACT, WITH THE WESTERLY PROPERTY LINE OF LOT 5, SOUTH 07 DEGREES 04 MINUTES 47 SECONDS WEST A DISTANCE OF 302.68 FEET TO AN IRON ROD (NEW); THENCE,
7. WITH A 25.00-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 35.37 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY RIGHT-OF-WAY LINE OF MORGAN ROAD (50' PUBLIC RIGHT-OF-WAY). SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 26 MINUTES 57 SECONDS EAST, 32.49 FEET; THENCE,
8. NORTHWESTWARDLY, WITH SAID NORTHERLY RIGHT-OF-WAY LINE, HAVING A 661.62-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 96.78 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY PROPERTY LINE OF LOT 4 AS SHOWN ON THE RESUBDIVISION OF LOT 4 – THE WINTERS SUBDIVISION AS OF RECORD IN INSTRUMENT NO. 20051027-0130019 R.O.D.C., TENNESSEE. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 10 MINUTES 06 SECONDS WEST, 96.69 FEET; THENCE,
9. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF MORGAN ROAD, WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 4, NORTHEASTWARDLY, WITH A 25.00-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 39.51 FEET TO AN IRON ROD (NEW). SAID CURVE HAS A CORD BEARING AND DISTANCE OF NORTH 52 DEGREES 21 MINUTES 38 SECONDS EAST, 35.53 FEET; THENCE,
10. CONTINUING WITH THE EASTERLY BOUNDARY OF LOT 4, NORTH 07 DEGREES 04 MINUTES 47 SECONDS EAST A DISTANCE OF 294.41 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY PROPERTY CORNER OF LOT 4; THENCE,
11. WITH THE NORTHERLY PROPERTY LINE OF LOT 4, NORTH 82 DEGREES 51 MINUTES 48 SECONDS WEST A DISTANCE OF 215.51 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST PROPERTY CORNER OF LOT 4; THENCE,

12. WITH THE WESTERLY PROPERTY LINE OF LOT 4, IN PART, SOUTH 05 DEGREES 25 MINUTES 33 SECONDS EAST A DISTANCE OF 86.56 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF LOT 3; THENCE,
13. WITH THE NORTHERLY PROPERTY LINE OF LOT 3, NORTH 82 DEGREES 56 MINUTES 59 SECONDS WEST A DISTANCE OF 162.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 65,583 SQUARE FEET OR 1.51 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2021.

BEING THE REMAINING PORTION OF PROPERTY CONVEYED TO E. WAYNE WINTERS, TRUSTEE AS OF RECORD IN INSTRUMENT NO. 20001108-0111239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 4

A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH BY BRIAN CHASE AND WILL T. ADAMS, ON THE EAST BY WILKINSON ROAD, ON THE SOUTH BY DAVID L. AUGHENBAUGH AND JANICE D. AUGHENBAUGH, WINTERS SUBDIVISION, E. WAYNE WINTERS, TRUSTEE, AND ON THE WEST BY E.G. WINTERS AND WIFE, ANITA K. WINTERS AND BRIAN CHASE AND WILL T. ADAMS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) ON THE WESTERLY RIGHT-OF-WAY LINE OF WILKINSON ROAD, A 50-FOOT PUBLIC RIGHT-OF-WAY, AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO DAVID L. AUGHENBAUGH AND WIFE, JANICE D. AUGHENBAUGH AS OF RECORD IN INSTRUMENT NO. 20160721-0075197, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE; SAID IRON ROD ALSO BEING THE MOST SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,
1. LEAVING THE WESTERLY RIGHT-OF-WAY OF WILKINSON ROAD, WITH THE NORTHERLY PROPERTY LINE OF THE AFORESAID AUGHENBAUGH TRACT, NORTH 49 DEGREES 32 MINUTES 58 SECONDS WEST, 607.18 FEET TO AN IRON ROD (SET); THENCE,
2. SOUTH 20 DEGREES 06 MINUTES 23 SECONDS WEST, 97.49 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY BOUNDARY CORNER OF WINTERS SUBDIVISION AS OF RECORD IN INSTRUMENT NO. 20040927-0115999, R.O.D.C., TENNESSEE; THENCE,
3. WITH THE NORTHERLY BOUNDARY LINE OF SAID WINTERS SUBDIVISION, IN PART, NORTH 83 DEGREES 20 MINUTES 05 SECONDS WEST, 334.78 FEET TO AN IRON ROD (NEW) IN THE EASTERLY PROPERTY LINE OF THE REMAINING PROPERTY CONVEYED TO E. WAYNE WINTERS, TRUSTEE AS OF RECORD IN INSTRUMENT NO. 20001108-0111239 R.O.D.C., TENNESSEE; THENCE,
4. LEAVING THE NORTHERLY BOUNDARY LINE OF SAID WINTERS SUBDIVISION, WITH THE EASTERLY PROPERTY LINE OF THE REMAINING WINTERS, TRUSTEE TRACT, NORTH 06 DEGREES 38 MINUTES 34 SECONDS EAST, 78.14 FEET TO AN IRON ROD (SET); THENCE,
5. WITH THE NORTHERLY PROPERTY LINE OF THE REMAINING WINTERS, TRUSTEE PROPERTY, NORTH 82 DEGREES 26 MINUTES 08 SECONDS WEST A DISTANCE OF 432.44 FEET TO AN IRON ROD (NEW); THENCE,
6. WITH THE WESTERLY PROPERTY LINE OF THE REMAINING WINTERS, TRUSTEE PROPERTY, SOUTH 13 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 41.72 FEET TO AN IRON ROD (NEW); THENCE,
7. SOUTH 21 DEGREES 18 MINUTES 48 SECONDS EAST A DISTANCE OF 141.72 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY BOUNDARY LINE OF THE AFORESAID WINTERS SUBDIVISION; THENCE,
8. WITH SAID NORTHERLY BOUNDARY LINE, SOUTH 67 DEGREES 56 MINUTES 00 SECONDS WEST A DISTANCE OF 371.40 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF THE REMAINING WINTERS, TRUSTEE PROPERTY; THENCE,
9. WITH THE NORTHERLY PROPERTY LINE OF SAID WINTERS, TRUSTEE PROPERTY, NORTH 85 DEGREES 25 MINUTES 55 SECONDS WEST A DISTANCE OF 45.00 FEET TO AN IRON ROD (NEW); THENCE,
10. CONTINUING WITH SAID NORTHERLY PROPERTY LINE, IN PART, NORTH 83 DEGREES 26 MINUTES 51 SECONDS WEST A DISTANCE OF 97.56 FEET TO AN IRON ROD (NEW) IN THE EASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO E.G. WINTERS AND WIFE, ANITA K. WINTERS AS OF RECORD IN DEED BOOK 4563, PAGE 143 R.O.D.C., TENNESSEE; THENCE,
11. LEAVING SAID NORTHERLY PROPERTY LINE, WITH THE EASTERLY PROPERTY LINE OF SAID WINTERS, ETUX TRACT, NORTH 07 DEGREES 32 MINUTES 34 SECONDS EAST A DISTANCE OF 694.02 TO AN IRON ROD (NEW); THENCE,
12. NORTH 07 DEGREES 27 MINUTES 03 SECONDS EAST A DISTANCE OF 171.79 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY PROPERTY CORNER OF THE WINTERS, ETUX TRACT; THENCE,
13. WITH THE NORTHERLY PROPERTY LINE OF THE WINTERS, ETUX TRACT, IN PART, NORTH 81 DEGREES 52 MINUTES 12 SECONDS WEST A DISTANCE OF 283.62 FEET TO AN IRON ROD (NEW) IN A SMALL BRANCH IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO BRIAN CHASE AND WILL T. ADAMS AS OF RECORD IN INSTRUMENT NO. 20210122-0005851 R.O.D.C., TENNESSEE; THENCE,
14. WITH SAID BRANCH, BEING THE SOUTHERLY PROPERTY LINE OF THE CHASE & ADAMS TRACT, NORTH 02 DEGREES 04 MINUTES 02 SECONDS WEST A DISTANCE OF 66.80 FEET TO AN IRON ROD (NEW); THENCE,
15. NORTH 36 DEGREES 00 MINUTES 58 SECONDS EAST A DISTANCE OF 63.22 FEET TO AN IRON ROD (SET); THENCE,
16. NORTH 26 DEGREES 36 SECONDS 58 SECONDS EAST A DISTANCE OF 327.98 FEET TO AN IRON ROD (SET); THENCE,
17. NORTH 35 DEGREES 09 MINUTES 58 SECONDS EAST A DISTANCE OF 289.52 FEET TO AN IRON ROD (SET); THENCE,
18. NORTH 53 DEGREES 01 MINUTES 58 SECONDS EAST A DISTANCE OF 162.85 FEET TO AN IRON ROD (SET); THENCE,
19. NORTH 29 DEGREES 30 MINUTES 58 SECONDS EAST A DISTANCE OF 163.70 FEET TO AN IRON ROD (SET); THENCE,
20. NORTH 63 DEGREES 15 MINUTES 58 SECONDS EAST A DISTANCE OF 67.92 FEET TO AN IRON ROD (SET); THENCE,
21. SOUTH 71 DEGREES 57 MINUTES 02 SECONDS EAST A DISTANCE OF 136.13 FEET TO AN IRON ROD (SET); THENCE,
22. NORTH 53 DEGREES 18 MINUTES 58 SECONDS EAST A DISTANCE OF 246.24 FEET TO AN IRON ROD (SET); THENCE,

23. NORTH 52 DEGREES 23 MINUTES 32 SECONDS EAST A DISTANCE OF 174.75 FEET TO AN IRON ROD (SET); THENCE,
24. SOUTH 51 DEGREES 52 MINUTES 37 SECONDS EAST A DISTANCE OF 5.02 FEET TO AN IRON ROD (SET) ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED WILKINSON ROAD; THENCE,
25. WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILKINSON ROAD, SOUTH 09 DEGREES 59 MINUTES 01 SECONDS EAST, 103.31 FEET TO AN IRON ROD (SET); THENCE,
26. IN A SOUTHEASTWARDLY DIRECTION, WITH A 2850.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.28 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES 10 MINUTES 36 SECONDS EAST, 80.27 FEET; THENCE,
27. SOUTH 08 DEGREES 22 MINUTES 11 SECONDS EAST, 78.89 FEET TO AN IRON ROD (SET); THENCE,
28. IN A SOUTHEASTWARDLY DIRECTION, WITH A 355.00-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 131.47 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 58 MINUTES 45 SECONDS EAST, 130.72 FEET; THENCE,
29. WITH A 634.94-FOOT RADIUS COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 89.75 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 38 MINUTES 18 SECONDS EAST, 89.68 FEET; THENCE,
30. SOUTH 37 DEGREES 41 MINUTES 16 SECONDS EAST A DISTANCE OF 132.08 FEET TO AN IRON ROD (SET); THENCE,
31. WITH A 15080.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 115.58 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 28 MINUTES 06 SECONDS EAST, 115.58 FEET; THENCE,
32. SOUTH 37 DEGREES 14 MINUTES 55 SECONDS EAST A DISTANCE OF 198.76 FEET TO AN IRON ROD (SET); THENCE,
33. WITH A 1550.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 252.22 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 32 DEGREES 35 MINUTES 13 SECONDS EAST, 251.94 FEET; THENCE,
34. SOUTH 27 DEGREES 55 MINUTES 31 SECONDS EAST A DISTANCE OF 59.81 FEET TO AN IRON ROD (SET); THENCE,
35. WITH A 2280.00-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 74.68 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 51 MINUTES 49 SECONDS EAST, 74.67 FEET; THENCE,
36. SOUTH 29 DEGREES 48 MINUTES 07 SECONDS EAST A DISTANCE OF 188.95 FEET TO AN IRON ROD (SET); THENCE,
37. WITH A 295.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 127.78 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 23 MINUTES 34 SECONDS EAST, 126.79 FEET; THENCE,
38. SOUTH 04 DEGREES 59 MINUTES 01 SECONDS EAST A DISTANCE OF 136.82 FEET TO AN IRON ROD (SET); THENCE,
39. WITH A 500.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 93.81 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 23 MINUTES 29 SECONDS WEST, 93.67 FEET; THENCE,
40. SOUTH 05 DEGREES 45 MINUTES 59 SECONDS WEST A DISTANCE OF 209.67 FEET TO AN IRON ROD (SET); THENCE,
41. WITH A 600.00-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 173.93 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 32 MINUTES 17 SECONDS EAST, 173.32 FEET; THENCE,
42. SOUTH 10 DEGREES 50 MINUTES 34 SECONDS EAST A DISTANCE OF 136.73 FEET TO AN IRON ROD (SET); THENCE,
43. WITH A 250.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 107.48 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 01 DEGREES 28 MINUTES 24 SECONDS WEST, 106.65 FEET; THENCE,
44. SOUTH 13 DEGREES 47 MINUTES 21 SECONDS WEST A DISTANCE OF 49.93 FEET TO AN IRON ROD (SET); THENCE,
45. WITH A 411.23-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 52.51 FEET TO THE POINT OF BEGINNING; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 07 MINUTES 52 SECONDS WEST, 52.48 FEET. THIS TRACT CONTAINS 2,605,617 SQUARE FEET OR 59.82 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2021.

Being part of the same property conveyed to E.G. Winters and wife, Anita K. Winters by Warranty Deed dated 11/04/1968 from J.L. Armstrong of record in Book 4283, page 923, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to E.G. Winters and wife, Anita K. Winters by Warranty Deed dated 03/07/1970 from Clarence Anderson and wife, Novella Anderson of record in Book 4414, page 16, Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to E.G. Winters and wife, Anita K. Winters by Warranty Deed dated 12/20/1971 from J.L. Armstrong of record in Book 4563, page 143, Register's Office for Davidson County, Tennessee.

E.G. Wingers, aka Elston G. Winters, died on June 10, 1975 leaving Anita K. Winters as the sole surviving tenant by the entirety.

Also being part of the same property conveyed to E. Wayne Winters, Trustee by Quitclaim Deed dated 11/07/2000 from Anita K. Winters of record in Instrument No. 20001108-0111239, as corrected in Instrument No. 20011010-0110430 and Instrument No. 20011026-0117323, Register's Office for Davidson County, Tennessee.

Anita K. Winters, aka Myrtle Anita Winters, died intestate on August 5, 2002 leaving E. Wayne Winters and Annette E. Winters as her sole heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20130424-0040711, Register's Office for Davidson County, Tennessee.

And being part of the same property conveyed to E. Wayne Winters and Annette E. Winters by Quitclaim Deed dated January 10, 2022 from E. Wayne Winters, Trustee of the Anita K. Winters Revocable Trust Agreement of record in Instrument No. -202201140006236—, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** UNIMPROVED

() IMPROVED property known as **Tracts, Morgan Road, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 10th day of January, 2022.

E. Wayne Winters

E. Wayne Winters

Annette E. Winters

Annette E. Winters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **E. Wayne Winters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of January, 2022.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Annette Winters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of January, 2022.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 1/10/2022.

Kimberly D Hicks
Affiant
Date: 1/11/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11 day of January, 2022.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON