Karen Johnson Davidson County
Batch# 820013 DEEDWARRSP
03/11/2022 08:57:30 AM 9 pgs
Fees: $48.00 Taxes: $9,250.00
20220311-0028266

This Instrument Prepared By:
WESLEY D. TURNER
GULLETT SANFORD ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Eskimo Ashland 7337 Cockrill Bend Boulevard Nashville, TN 37209	Same As New Owner
Map & Parcel Nos.: 068-00-0-055.00, 058-00-0-200.00, 058-00-0-040.00 and 069-00-0-001.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **JEFFREY MOBLEY, ADMINISTRATOR, C.T.A. OF THE ESTATE OF ALTON ROSS, JR.** ("Grantor"), has bargained and sold and does hereby transfer and convey unto **ESKIMO ASHLAND, a Tennessee general partnership**, ("Grantee"), its successors and or assigns, all right, title and interest of Grantor in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is unimproved property known as 4514 Ashland City, 0 Cato Road and 0 Ashland City Highway, Nashville, Davidson County, Tennessee 37218.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and that Grantor has good right to sell and convey the same.

AND Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B (the "Permitted Exceptions").

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of February, 2022.

GRANTOR:

Jeffrey Mobley, Administrator, C.T.A.
of the Estate of Alton Ross, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey Mobley, Administrator, C.T.A. of the Estate of Alton Ross, Jr.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

867490.1/020210278

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 7-7-2025

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

867490.1/020210278

202203110028266

Exhibit "A"

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the plan of Martha A. Simpkins, deceased, which plan is recorded in Minute Book "CC", page 95, Circuit Court of said county, described according to a survey made by John M. Sullivan, Civil Engineer, dated October 14, 1967, as follows:

Beginning on the northerly margin of Hydes Ferry Pike at the southeast corner of the property conveyed to Sallie A. Ellison, of record in Book 3953, page 683, Register's Office for said County; thence North 0° 33' West 200 feet to a point; thence South 86° 50' West 60 feet; thence South 0° 33' East 200 feet to the northerly margin of Hydes Ferry Pike; thence easterly 60 feet to the beginning, containing 0.28 acres, more or less.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is that portion of said property conveyed to the State of Tennessee by Final Decree of record in Book 8429, Page 714, dated July 12, 1991, said Register's Office, described as follows:

Beginning at the point of intersection of the existing north margin of S. R. 12 and the west boundary of the Marshall Ney Cheatham and wife, property; thence with said north margin westwardly 60 feet more or less to a point in the southeast corner of the Church of the Living God property; thence with the Church's east boundary North 05 deg. 03 min. 37 sec East 52 feet, more or less; thence North 89 deg. 19 min. 06 sec. East 61 feet, more or less to a point in Cheatham's west boundary; thence with said west boundary south 05 deg. 03 min. 37 sec. West 55 feet, more or less, to the point of beginning and containing 3188 square feet.

TRACT 2:

The property herein described is located in the 13th Civil District of Davidson County, Tennessee; situated in the southwest quadrant of Cato Road and Tennessee Highway 155 - Briley Parkway, approximately 1.5 miles west of the intersection of Tennessee Highway 12 - Ashland City Highway; being Job Number 2003060T as described according to a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 3rd day of June, 2003 in detail as follows:

Beginning on a half inch iron re-bar set on the south right-of-way of Cato Road and the west right-of-way of Tennessee Highway 155 - Briley Parkway, being set 1.42 feet northwest of a concrete highway right-of-way monument found, being the northeast corner of the herein described tract, thence running and cornering with the west right-of-way of Tennessee Highway 155 - Briley Parkway for the next five calls: S 04 degrees 55 minutes 20 seconds W 513.10 feet to a half inch iron re-bar set 1.17 feet north of a concrete highway right-of-way monument found, thence S 09 degrees 38 minutes 12 seconds W 301.30 feet to a half inch iron re-bar set, thence S 02 degrees 50 minutes 26 seconds W 900.29 feet to a half inch iron re-bar set, thence S 03 degrees 14 minutes 34 seconds E 357.63 feet to a concrete highway right-of-way monument found, thence S 07 degrees 03 minutes 24 seconds E 41.00 feet to a half inch iron re-bar set on the west right-of-way of Tennessee Highway 155 - Briley Parkway, at a corner of Halloran Ross Investments (Instrument

Number 20010611-0061435), being located N 07 degrees 03 minutes 24 seconds W 6.50 feet from a concrete highway right-of-way monument found, thence running with Halloran Ross Investments (Instrument Number 200106110061435) N 85 degrees 00 minutes 23 seconds W 532.29 feet to a planted stone found with a five-eights inch iron re-bar found for reference at a corner of Halloran Ross Investments (Instrument Number 20010611-0061435) in the line of the Trustee's of The Church of the Living God, The Pillar and Ground of the Truth, Inc. (D.B. 5696 P. 955), thence running and cornering with the Trustee's of the Church of the Living God, The Pillar and Ground of the Truth, Inc. (D.B. 5696 P. 955) for the next two calls: N 06 degrees 46 minutes 18 seconds E 135.79 feet to a half inch iron re-bar set in a fence line, thence N 00 degrees 13 minutes 22 seconds W 111.73 feet to a half inch iron re-bar found in an old corner post hole at the northeast corner of the Trustee's of the Church of the Living God, The Pillar and Ground of the Truth, Inc. (D.B. 5696 P. 955) at the southeast corner of Ira A. Morgan (D.B. 4198 P. 214), thence running with Ira A. Morgan (D.B. 4198 P. 214) N 07 degrees 14 minutes 40 seconds E 622.70 feet to a corner post found at the northeast corner of Ira A. Morgan (D.B. 4198 P. 214) with the southeast corner of Ronnie and Regina Calhoun (Instrument Number 200110170112958), thence running with Ronnie and Regina Calhoun (Instrument Number 20011017-0112958) N 06 degrees 49 minutes 59 seconds E 250.00 feet to a one inch pipe found at the northeast corner of Ronnie and Regina Calhoun (Instrument Number 20011017-0112958) with the southeast corner of Paul Porter (D.B. 4185 P. 351), thence running with Paul Porter (D.B. 4185 P. 351) N 07 degrees 15 minutes 34 seconds E 301.98 feet to a one inch pipe found at the northeast corner of Paul Porter (D.B. 4185 P. 351) with the southeast corner of the Secretary of H.U.D. Property (Instrument Number 20020502-0053783), thence running with the Secretary of H.U.D. Property (Instrument Number 20020502-0053783) N 06 degrees 35 minutes 22 seconds E 106.39 feet to a one inch pipe found by a Mulberry Snag in the line of the Secretary of H.U.D. Property (Instrument Number 20020502-0053783) at the southwest corner of Billy Hollis (D.B. 11167 P. 149), thence running with the south line of Billy Hollis (D.B. 11167 P. 149) and Gary H. and Christal D. Batey (D.B. 10479 P. 193) S 61 degrees 55 minutes 02 seconds E233.53 feet to a half inch iron re-bar set at a corner of Gary H. and Christal D. Batey (D.B. 10479 P. 193), thence running and cornering with Gary H. and Christal D. Batey (D.B. 10479 P. 193) for the next three calls: S 02 degrees 43 minutes 01 second W 58.00 feet crossing a branch to a half inch iron re-bar set, thence S 62 degrees 25 minutes 22 seconds E 145.09 feet to a half inch iron re-bar set, thence N 05 degrees 43 minutes 08 seconds E 787.00 feet crossing the branch to a half inch iron re-bar set on the south right-of-way of Cato Road in the line of Gary H. and Christal D. Batey (D.B. 10479 P. 193), thence running and cornering with the south right-of-way of Cato Road for the next two calls: with a curve to the right having a delta of 00 degrees 06 minutes 37 seconds, a radius of 4,180.69 feet, a tangent of 4.02 feet, a chord of S 85 degrees 39 minutes 21 seconds E 8.05 feet, running along the curve for an arc length of 8.05 feet to a half inch iron re-bar set, thence S 82 degrees 58 minutes 03 seconds E 51.92 feet to the beginning, containing 15.86 acres more or less.

TRACT 3:

Land in the 13th Civil District of Davidson County, Tennessee, being located in the northwest quadrant of Hydes Ferry Pike and Briley Parkway and more particularly described as follows:

Beginning at a point in the Northern right-of-way of Hydes Ferry Pike, said point being the southeast corner of the Henry Majors Tract, thence with said right-of-way N 89°19'06" E 7.0 feet to a point; thence, N 77°15'08" E 107.91 feet to a point; thence, S 85°47'47" E 234.97 feet to a

point; thence, S 66°39'19" E 194.48 feet to a point; the beginning of a curve to the left; thence, with the chord of a curve having a radius of 95.00 feet and a length of 126.67 feet N 48°20'41" E 117.49 feet (chord) ; thence, N 0°11'05" E 819.12 feet to a point; thence, N 9°49'25" E 216.85 feet to point; thence N 84°37'42" W 562 feet more or less to a point; thence S 4°51'54" W 1097 feet more or less to the point of beginning, said tract containing 14.2 acres, more or less.

Being the same property conveyed from Lori D. Halloran and Jay H. Ross by Quitclaim Deed to Halloran Ross Investments, a Tennessee General Partnership, of record as Instrument No. 20090826-0080409, dated August 21, 2009, said Register's Office.

By Quitclaim Deed recorded at Instrument No. 20130306-0022323, James Michael "Bubba" Halloran, upon the dissolution of his interest in the partnership of Halloran Ross Investments, (which was incorrectly referred to in said deed as Halloran Partners) conveyed all right, title and interest to Alton Ross, Jr., thereby vesting the partners partnership interest in Alton Ross, Jr., as successor in interest to Halloran Ross Investments. The said Alton Ross, Jr., having since died and pursuant to his will filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division No. 19P-2150, the subject property being vested in Jeffrey Mobley, Administrator, C.T.A., of the Estate of Alton Ross, Jr.

Exhibit "B"

1. All taxes and assessments required to be paid in the year 2022 and subsequent years, which have been prorated and assumed by Grantee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 8371, page 332, Register's Office for Davidson County, Tennessee.

3. Lack of direct access to and from Briley Parkway.

4. Subject to any creek or branch running through or along the boundary line of subject property.

5. The matters as shown on the survey made by Daniel A. Curry of Collier Engineering Co., Inc., TNRLS No. 2964, dated February 9, 2022:

   - Right of Way of Ashland City Highway over the southerly part of Tract 1.
   - Access as noted in Note #7 over the southerly portion of Tract 1.
   - Dilapidated foundation 0.8' ± from property line at the westerly line of Tract 1.
   - Dilapidated stone wall 5.9' ± from property line at the easterly line of Tract 1.
   - Dilapidated stone wall 12.3' ± from property line concerning Tract 3.
   - Concrete pad 24.7' from property line outside of westerly property line of Tract 3.
   - Fence located outside of the westerly property line of Tract 3.
   - Lack of planted stone as "Reference Corner" as set forth in Note #9 concerning Tract 3.
   - Stream location noted on Tract 3 as referenced in Note #11.
   - Sign located at the Northeast corner of Tract 3 and that "No easement found or provided".
   - Concrete monument, old, located at the northeast corner of Tract 3.
   - Headwalls in the northeast corner of Tract 3 as shown in the notation area of the survey.
   - 24" reinforced concrete pipe in the area of the northeast corner of Tract 3.
   - Concrete monument, old, located on the easterly property line of Tract 3.
   - 6' chain link fence running along or near Right of Way at the easterly line of Tract 3.
   - Concrete monument, old, located at the southeasterly curve of Tract 3.
   - 9' ± wide gravel drive located adjacent to the northwesterly line of Tract 2.
   - Streams located over the northerly area of Tract 2 as shown and mentioned in Note #11.
   - Setback lines as noted in Note #12 for Tract 2.
   - 20' Sanitary Sewer and/or Storm Drainage easement located along the northwesterly line of the northernmost portion of Tract 2 and extending south and southeast over the easterly line of Tract 2.
   - Concrete monument old located at the northeast corner of Tract 2.
   - Right of way of Cato Road located at the northerly line of Tract 2.
   - Broken concrete shown on the northerly portion of Tract 2.
   - Shed 4' ± from property line as noted as along the northwesterly line of Tract 2.

- Fiber optic marker located along the northerly portion of the westerly line of Tract 2.
- Concrete monument, old, located along the northerly portion of the westerly line of Tract 2.
- 15' by 15' box culvert located adjacent to the westerly line of Tract 2.
- 6' chain link fence running along or near the right of way of Briley Parkway along the easterly line of Tract 2.
- Concrete monuments, old, located along the easterly line of Tract 2.
- Sanitary sewer line located at the southeast corner of Tract 2.
- Iron Rods located along the margins of the property as shown on the survey.
- Utility pole located adjacent to most northerly line of Tract 2.
- Note #'s 1 through 14 as shown on the survey.
- Rights of Way of Ashland City Highway, Briley Parkway and Cato Road adjacent to the subject property.

True Copy Certification

I, Wesley D. Turner, 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 February 18, 2022.

Affiant Signature

Date: 2/18/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of February, 2022.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY