Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This Instrument Prepared by:
Gregory S. Perrone, PC
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 832119 DEEDWARRSP
03/31/2022 09:05:10 AM 5 pgs
Fees: $28.00 Taxes: $16,520.50
20220331-0037246

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
EGH LAND DEVELOPMENT, LLC	Same as New Owner	182-00-0-221.00
798 Old Hickory Blvd.		P/O 182-00-0-214.00
Brentwood, TN 37027		P/O 182-00-0-011.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EVERGREEN HILLS, G.P., a Tennessee general partnership** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **EGH LAND DEVELOPMENT, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever 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 Grantor's hand, this 29 day of March, 2022.

Evergreen Hills, G.P.,
a Tennessee general partnership

By: _____
Name: Fred Yazdian
Its: Partner

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the Partner of Evergreen Hills, G.P., the within named bargainor, a general partnership, and that she/he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Fred Yazdian as Partner.

Witness ~~my hand and~~ official seal on this 29 day of March, 2022.

_____
Notary Public
My Commission Expires: 10.26.24

STATE OF TENNESSEE NOTARY PUBLIC GREGORY S. PERRONE WILLIAMSON COUNTY

The actual consideration for this transfer, or value of property (whichever is greater) is $4,465,000.00.

_____
Affiant

Subscribed and sworn before me this 29 day of March 2022.

_____
Notary Public

My Commission Expires: 10.26.24

STATE OF TENNESSEE NOTARY PUBLIC GREGORY S. PERRONE WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

A tract of land lying in the 31st Council District of Davidson County, Tennessee, containing 82.322 acres, more or less, being a portion of Davidson County Tax Map 182, Parcels 11 and 214, and all of Parcel 221, as depicted on a final survey to be recorded, and being described by metes and bounds as follows:

Starting at a ½" rebar with cap "Anderson-Delk" set on the northerly margin of Old Hickory Boulevard (50' Right-of-Way), said point being the most southeasterly corner of the Farokh Fani Property of record in Instrument No. 20130408-0034790, Register's Office Davidson County, Tennessee, and the most southwesterly corner of the EGH Land Development, LLC Property of record at Instrument No. 20210602-0073703, Register's Office Davidson County, Tennessee;
Thence leaving the margin of Old Hickory Boulevard and with the easterly line of said Fani Property, North 06 Degrees 27 Minutes 41 Seconds East a distance of 1247.32 feet to the most northwesterly corner of said EGH Development property, the Point of Beginning;
Thence continuing with said Fani Property, North 06 Degrees 27 Minutes 41 Seconds East a distance of 125.80 feet to a 1/2" iron pin found at the most northeasterly corner of said Fani Property;
Thence with the northerly line of said Fani Property, North 82 Degrees 07 Minutes 33 Seconds West a distance of 207.82 feet to a 1/2" rebar found in the easterly line of the Woodbine Freewill Baptist Church of record at Instrument No. 20080305-0021993, Register's Office Davison County, Tennessee;
Thence with the easterly line of said Woodbine Church Property, North 05 Degrees 27 Minutes 31 Seconds East a distance of 45.27 feet to an old planted stone, the northeast corner of said Woodbine Church Property, Thence with the easterly line of the property conveyed to Province Builders, LLC, as evidenced by deed of record at Instrument No. 20170912-0093214, Register's Office Davidson County, North 07 Degrees 24 Minutes 58 Seconds East a distance of 1103.08 feet to a 1/2" rebar;
Thence with the easterly line of the Frank Wilbert Property of record at Deed Book 6827,page 308, Register's Office Davidson County, Tennessee, North 06 Degrees 56 Minutes 05 Seconds East a distance of 256.78 feet to a 1/2" rebar found at the southerly corner of another tract conveyed to Frank Wilbert of record at Instrument NO. 20051004-0119633, Register's Office Davidson County, Tennesse; Thence with said Wilbert Property North 09 Degrees 02 Minutes 27 Seconds East a distance of 673.90 feet to a 1/2" rebar found; Thence with the northerly line of said Wilbert Property, North 75 Degrees 14 Minutes 34 Seconds West a distance of 260.05 feet to a 1/2" rebar found at the southeast corner of the property conveyed to Real Estate Solutions Group, LLC, evidenced at Instrument No. 20210604-0075431, Register's Office Davidson County, Tennessee; Thence with the Easterly line of said Real Estates Solutions Property North 11 Degrees 14 Minutes 28 Seconds West a distance of 417.98 feet to a point;
Thence with a new line, severing said Evergreen Hills, G.P. Property, the following calls:
North 78 Degrees 45 Minutes 32 Seconds East a distance of 320.90 feet to a point;
Thence North 56 Degrees 21 Minutes 23 Seconds East distance of 166.34 feet to a point;
Thence North 33 Degrees 38 Minutes 37 Seconds West a distance of 10.14 feet to a point;
Thence North 56 Degrees 21 Minutes 22 Seconds East a distance of 120.32 feet to a point;
Thence North 89 Degrees 11 Minutes 45 Seconds East a distance of 57.63 feet to a point;
Thence South 79 Degrees 37 Minutes 16 Seconds East a distance of 245.00 feet to a point;
Thence South 07 Degrees 35 Minutes 16 Seconds West a distance of 122.40 feet to a point;
Thence South 00 Degrees 01 Minutes 01 Seconds West a distance of 108.01 feet to a point;
Thence South 88 Degrees 31 Minutes 44 Seconds East a distance of 45.00 feet to a point;
Thence South 01 Degrees 28 Minutes 16 Seconds West a distance of 185.00 feet to a point;
Thence South 88 Degrees 31 Minutes 44 Seconds East a distance of 17.27 feet to a point;
Thence South 01 Degrees 28 Minutes 16 Seconds West a distance of 110.00 feet to a point;
Thence South 88 Degrees 31 Minutes 44 Seconds East a distance of 306.68 feet to a point;
Thence South 82 Degrees 01 Minutes 39 Seconds East a distance of 180.66 feet to a point;
Thence South 70 Degrees 04 Minutes 12 Seconds East a distance of 96.58 feet to a point;
Thence South 59 Degrees 47 Minutes 42 Seconds East a distance of 95.77 feet to a point;
Thence South 49 Degrees 19 Minutes 25 Seconds East a distance of 145.60 feet to a point;
Thence South 37 Degrees 20 Minutes 03 Seconds East a distance of 64.66 feet to a point;
Thence South 33 Degrees 02 Minutes 14 Seconds East a distance of 195.38 feet to a point;
Thence North 55 Degrees 00 Minutes 18 Seconds East a distance of 16.92 feet to a point;
Thence South 34 Degrees 59 Minutes 42 Seconds East a distance of 94.42 feet to point;

Thence South 47 Degrees 11 Minutes 27 Seconds East a distance of 216.16 feet to a point;
Thence with a curve to the left having a radius of 577.50 feet through a central angle of 01 Degrees 24 Minutes 37 Seconds, an arc length of 14.21 feet, a chord bearing and distance of South 40 Degrees 43 Minutes 19 Seconds West, 14.21 feet to a point;
Thence South 49 Degrees 59 Minutes 00 Seconds East a distance of 124.65 feet to a point;
Thence South 33 Degrees 36 Minutes 22 Seconds East a distance of 200.21 feet to a point;
Thence South 33 Degrees 28 Minutes 30 Seconds East a distance of 196.96 feet to a point in the northerly line of the property conveyed to HDP1, LLC, of record at Instrument No. 20190405-0031241, Register's Office Davidson County, Tennessee; Thence with the northerly line of said HDP1 property, South 53 Degrees 26 Minutes 55 Seconds West a distance of 40.13 feet to a point;
Thence continuing South 58 Degrees 26 Minutes 29 Seconds West a distance of 430.06 feet to a point;
Thence South 78 Degrees 00 Minutes 08 Seconds West a distance of 298.65 feet to a point;
Thence South 58 Degrees 26 Minutes 27 Seconds West a distance of 321.16 feet to a point;
Thence South 31 Degrees 33 Minutes 33 Seconds East a distance of 99.99 feet to a point;
Thence South 58 Degrees 26 Minutes 29 Seconds West a distance of 327.73 feet to a point;
Thence North 83 Degrees 13 Minutes 54 Seconds West a distance of 99.14 feet to a point;
Thence South 06 Degrees 46 Minutes 06 Seconds West a distance of 97.60 feet to a point;
Thence North 83 Degrees 18 Minutes 55 Seconds West a distance of 24.21 feet to a point;
Thence South 58 Degrees 25 Minutes 15 Seconds West a distance of 898.93 feet to the Point of Beginning, containing 3,585,966 square feet or 82.322 Acres, more or less.

Being part of the same property conveyed to Evergreen Hills, G.P., a Tennessee general partnership by Special Warranty deed from Turner Farm Partners, a Tennessee general partnership of record in Instrument No. 20070608-0068965, Register's Office for Davidson County, Tennessee, dated June 06, 2007 and recorded on August 08, 2007. (Value of consideration shown in aforementioned deed $1,413,800.00.) (M/P 182-00-0-221.00)

Being part of the same property conveyed to Evergreen Hills, G.P., a Tennessee general partnership by Special Warranty Deed from Turner Farm Partners, a Tennessee general partnership of record in Instrument No. 20060524-0061022 Register's Office for Davidson County, Tennessee, dated May 20, 2006 and recorded on May 24, 2006. (Value of consideration shown in aforementioned deed $1,121,000.00.) (M/P 182-00-0-011.00)

Being part of the same property conveyed to Amnon Shreibman, Trustee by Special Warranty Deed from Turner Farm Partners of record in Instrument No. 20050609-0065844, Register's Office for Davidson County, Tennessee, dated June 08, 2005 and recorded on June 09, 2005. (Value of consideration shown in aforementioned deed $1,062,000.00.) (M/P 182-00-0-214.00)

Being part of the same property conveyed to Turner Farms Development, G. P., a Tennessee General Partnership by Quitclaim Deed from Amnon Shreibman, Trustee of record in Instrument No. 20051118-0139732, Register's Office for Davidson County, Tennessee, dated November 17, 2005 and recorded on November 18, 2005. (M/P 182-00-0-214.00)

Being part of the same property conveyed to Evergreen Hills, G.P., a Tennessee General Partnership by Quitclaim Deed from Turner Farms Development, G. P., a Tennessee General Partnership of record in Instrument No. 20060523-0060559, Register's Office for Davidson County, Tennessee

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. Grant of Transmission Line Easement of record in Book 4420, Page 36, in the Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20001030-0107214, in the Register's Office for Davidson County, Tennessee.