Karen Johnson Davidson County
Batch# 838815 DEEDWARR
04/13/2022 08:38:30 AM 8 pgs
Fees: $43.00 Taxes: $24,975.00
20220413-0042550

AFTER RECORDING, RETURN TO:	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Fidelity National Title Insurance Company National Commercial Services Attn: Tracie Vaillant 1620 L Street NW, 4th Floor Washington, DC 20036 File No. DC2200530 Recorded by: Fidelity National Title Insurance Company 1620 L Street, NW, 4th Floor Washington, DC 20036 DC2200530-TV	The actual consideration or value, whichever is greater, for this transfer is $6,750,000.00. Tracie Vaillant *Affiant* Subscribed and sworn to before me this 29th day of March, 2022. Candice Draughn NOTARY PUBLIC MY COMMISSION EXPIRES: 10/14/2024

CANDICE DRAUGHN
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires October 14, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map / Parcel Numbers:
Beazer Homes, LLC 501 Corporate Center Dr. Suite 180 Two Meridian Building Franklin, TN 37067	Same as New Owner	P/O Map 087, Parcel 200.00; P/O Map 087, Parcel 138.00

FOR AND IN CONSIDERATION of the sum of **Six Million Seven Hundred Fifty Thousand and 00/100 Dollars ($6,750,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THE LUX DEVELOPMENT GROUP, LLC, a Tennessee limited liability company, and THE WISE GROUP, INC., a Tennessee company (a/k/a Wise Group, Inc.)** (collectively, "Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BEAZER HOMES, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the **12th** Council District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE LEGAL DESCRIPTION AND DEED REFERENCE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

THIS IS UNIMPROVED PROPERTY more commonly known as **0 Kemp Road and 4291 Central Pike, Hermitage, TN 37076**. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as set forth on **Exhibit "B"** attached hereto; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

THIS WARRANTY DEED has been executed as of this **29th** day of **March, 2022**.

[Signatures Appear on the Following Page]

GRANTOR:

The Lux Development Group, LLC,
a Tennessee limited liability company

Alan R. Wise

By: Alan Wise
Its: ~~Member~~ Manager
Date: March 29, 2022

STATE OF TENNESSEE §
§
COUNTY OF Williamson §

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Alan Wise, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the ~~Member~~ Manager of The Lux Development Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such ~~Member~~ Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as such Authorized Signatory of the limited liability company.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 29th day of March, 2022.

JStacey
Notary Public, State of Tennessee

My Commission Expires: 10/11/25

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

[Signatures continued on following page]

The Wise Group, Inc., a Tennessee company
(a/k/a Wise Group, Inc.)

Alan R. Wise

By: Alan Wise
Its: President
Date: March 28, 2022

STATE OF TENNESSEE §
§
COUNTY OF Williamson §

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Alan Wise, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the President of The Wise Group, Inc., a Tennessee company, the within named bargainor, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as such authorized signatory of the company.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 29 day of March, 2022.

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10/11/25

EXHIBIT A

LEGAL DESCRIPTION OF BEAZER PROPERTY

Land situated in the 12th Council District of Davidson County, Tennessee, and is more particularly described as follows:

COMMENCING at the approximate intersection of Central Pike and North New Hope Road, thence in a easterly direction a distance of 1930+/- feet, more or less, to an 3/4" iron rod found, having no cap, on the northerly margin of Central Pike, at the southwest corner of Joseph Fiato & wife Peggy Sue Fiato, of record in Deed Book 5168, page 159, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN),

Thence, North 09°20'15" East, a distance of 1019.42 feet to a leaning 3/4" iron rod found, having no cap, at the new division line, at the southwest corner of Joseph Fiato & wife Peggy Sue Fiato, of record in Deed Book 5294, page 524, R.O.D.C., TN, at approximate Tennessee State Plane Coordinates of N:671,505.05, E:1,798,825.50, at the southeast corner of the subject property and being the POINT OF BEGINNING of herein described land;

Thence with the new division line, North 60°41'34" West, a distance of 207.68 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

Thence continuing with the new division line, North 49°23'37" West, a distance of 574.32 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, on the easterly property line of Paul R. Odum and Jo Ann Odum, Co-Trustees of the Paul R. Odum and Jo Ann Odum Revocable Living Trust dated December 1, 2006, Trustee, of record in Instrument Number 20170817-0084739, R.O.D.C., TN.;

Thence with Odum easterly line, North 10°27'46" East, a distance of 91.45 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

Thence with Odum northerly line, North 64°46'42" West, a distance of 377.02 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, on the easterly line of Parcel 49, Open Space, of Arrons Cress, Phase 1A, of record in Instrument Number 20061219-0156396, R.O.D.C., TN.;

Thence with said line, North 25°13'18" East, a distance of 8.29 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the end of the margin of Peak District Lane;

Thence on the easterly line of Lots 310 & 309, of The Reserve at Arrons Cress, Phase 3, of record in Instrument Number 20200828-0097747, R.O.D.C., TN., North 25°12'43" East, a distance of 339.72 feet to a 5/8" iron rod found, having no cap, at the end of the margin of Kemp Drive;

Thence with said margin and the rear of Lots 308, 307 & 306, of The Reserve at Arrons Cress, Phase 3, North 15°55'27" East, a distance of 472.02 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the southeast corner of lot 211 on The Reserve Arrons Cress, Phase 2, Section 2, of record in Instrument Number 20200828-0097748, R.O.D.C., TN.;

Thence with the rear of lots 211 thru 207, North 15°54'56" East, a distance of 620.14 feet to a 1/2" iron rod found, having no cap at on the southerly property line of Stephen K. Felts & Susan Smithwick Felts,

Trustees of Felts joint Revocable Living Trust Agreement U/A/D/ May 03, 2000, of record in Instrument Number 20000531-0054024, R.O.D.C.,TN;

Thence with said line, South 81°04'33" East, a distance of 492.53 feet to a 12" diameter wood fence post, on the westerly line of Brian C. Crowder of record in Deed Book 8064, page 615, R.O.D.C., TN.;

Thence, South 08°57'45" West, a distance of 162.14 feet to a leaning 1/2" iron rod found, having no cap, at the northwest property corner of Michael E. Searcy & Wife Gatha F Searcy of record in Instrument Number 20040827-0104059, R.O.D.C., TN.;

Thence with said line, South 10°02'06" West, a distance of 365.19 feet to 1/2" iron rod found, having no cap, at the northwest property corner of Clarence E. Crowder & wife Lula E. Crowder of record in Deed Book 8064, page 617, R.O.D.C., TN.;

Thence with Crowder westerly line, South 10°48'20" West, a distance of 379.93 feet to a 1/2" iron rod found, having no cap at the southwest property corner of Clarence E. Crowder & wife Lula Mai E. Crowder;

Thence continuing with Crowder southerly line, South 80°38'54" East, a distance of 370.49 feet to a leaning 1/2" iron rod found, having no cap, at the northwest corner of Joseph Fiato & wife Peggy Sue Fiato;

Thence with Fiato westerly line, South 10°37'06" West, a distance of 1044.81 feet to the Point of Beginning of the herein described land, and containing 1,297,191.12 square feet or 29.78 acres, more or less, as more particularly described on that certain ALTA/NSPS Land Title Survey entitled "4307 Central Pike" prepared for Fidelity National Title Insurance Company, Beazer Homes, LLC, Wise Group, Inc. and The Lux Development Group, LLC, by Dale and Associates, dated November 30, 2019, last revised on March 28, 2022, under Project #18093, and bearing the certification of Steven C. Matthews, TN. R.L.S. #2352, which Survey is by reference incorporated herein and made a part hereof, and legal description was written on March 28, 2022.

Being part of Tract No. 2: of the same land conveyed to Wise Group, Inc., by Substitute Trustee's Deed, from Hermitage Development, Inc., dated May 22, 2011, of record in Instrument Number 20110523-0039462, R.O.D.C., TN.

Being all of the same land conveyed to The Lux Development Group, LLC, by Warranty Deed, dated September 11, 2020, from Paul R. Odum and Jo Ann Odum, Co-Trustees of the Paul R. Odum and Jo Ann Odum, Co-Trustees of the Paul R. Odum and Jo Ann Odum Revocable Living Trust, dated December 1, 2006, of record in Instrument Number 20200915-0105307, R.O.D.C., TN.

EXHIBIT "B"
PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Septic Permit of record in Book 5299, Page 88, in the Register's Office for Davidson County, Tennessee.

3. Right of Way Easement, recorded May 3, 1984 in Book 6284, Page 260, in the Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on that certain ALTA/NSPS Land Title Survey entitled "4307 Central Pike" prepared for Fidelity National Title Insurance Company, Beazer Homes, LLC, Wise Group, Inc. and The Lux Development Group, LLC, by Dale and Associates, dated November 30, 2019, last revised on March 28, 2022, under Project #18093, and bearing the certification of Steven C. Matthews, TN. R.L.S. #2352.

Tennessee Certification of Electronic Document

I, Tracy Vaillant, 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 March 29, 2022 (date of document).

Tracy Vaillant
Affiant Signature

4/1/22
Date

~~State of~~ District
~~County of~~ Columbia

Sworn to and subscribed before me this 1st day of April, 2022.

Kathleen T. McHugh
Notary's Signature

MY COMMISSION EXPIRES: KATHLEEN T. MCHUGH NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires October 31, 2024

NOTARY'S SEAL

