Karen Johnson Davidson County
Batch# 853911 DEEDWARR
05/12/2022 08:23:30 AM 5 pgs
Fees: $28.00 Taxes: $2,523.40
20220512-0054319

WARRANTY DEED

SALAMA-CL005

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $682,000.00

Carolene Lewis
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF April, 2022.

Notary Public

(Affix Seal)

My Commission Expires: 7-10-22

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
EHME LLC	SAME	050.00-0-047.00
9304 Concord Road		
Brentwood, TN 37027-7463		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, G. MARSHALL CRANFORD AND CHRISTY C. HAMILTON AS CO-TRUSTEES OF THE FRANCES J. CRANFORD FAMILY TRUST NON-QUALIFIED SHARE, and CAROLENE MARIE LEWIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto EHME LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Two Tracts of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, as follows:

Tract I:
Described according to a survey and plat thereof made May 6, 1919, by Erle Drake, County Surveyor, as follows: Beginning at a point in the center of the Dickerson Turnpike, Stephen Saunders' southeast corner, running thence with the center of said Turnpike, South 8 ½ degrees East 67.50 poles to a point; thence North 88 degrees, West 90.65 poles to a point; thence South 6 ½ degrees West 30.42 poles to a point; thence North 87 ¾ degrees West 57.45 poles to a point; thence South 86 ¾ degrees West 27.57 poles to appoint; thence North 2 ½ degrees East 81.32 poles to a point; thence East 84.60 poles to a point; thence North ¾ degrees East 14.54 poles to a point; thence South 88 degrees East 81.26 poles to the beginning, containing according to a survey 78.65 acres.

Tract II:
Lying between the Dickerson Pike and the Brick Church Pike and being off the west end of Stephen Saunders' Farm and containing 27 acres by survey of W.B. Southgate, Surveyor, made July 17, 1919, and described as follows:

Beginning at a stake, the southwest corner of said Saunders' Farm and Dews', formerly W.R. Saunders' northwest corner in Whitaker's formerly Walker's east boundary line; thence North 3 degrees East 26.8 poles to a stone, Whitaker and Cole's corner; thence with Cole's line, North 2 degrees 10' East 69.8 poles to a stone on the west side of a small branch, the northwest corner of said Saunders' Farm and George M. Newlin's southwest corner; thence South 88 ½ degrees East 28.4 poles to a stake in said Saunders' north boundary line and said Newlin's south boundary line; thence South 17 ½ degrees east 100.2 poles to a walnut tree in said Saunders' south boundary line and Dews' north boundary line; thence with said line, North 89 degrees 50' West 62.3 poles to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS:

Excluded Tract I:
A tract of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made May 18, 1949, by George W. Watkins, Surveyor, as follows:

Beginning in the center of the New Dickerson Road in the northerly line of the Lucas Property; thence with the center of said Road, North 200 feet continuing with the center of said Road, North 4 degrees west 200 feet and North 8 degrees 15 minutes West 170 feet; thence leaving said Road, South 79 degrees 15 minutes West with a fence 856.5 feet to an iron pin; thence South 8 degrees 15 minutes East 383.5 feet to a fence post; thence with a fence South 87 degrees 55 minutes East 829 feet to the beginning, containing 9.2 acres, more or less.

Being the same real property conveyed to William L. Dillard and wife, Virginia Keller Dillard, by deed from Tom Pollard Jackson and wife, of record in Book 1718, Page 223, Register's Office for Davidson County, Tennessee.

Excluded Tract II:
A portion of the Jackson property in the 12th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a corner stone, the southeast corner of the Cole property and running as follows: North 1 degrees 11 minutes East a distance of 375.00 feet to a point; thence, South 37 degrees 13 minutes East a distance of 427.19 feet to a point; thence, South 19 degrees 35 minutes east a distance of 420.00 feet to a point; thence, South 55 degrees 20 minutes East a distance of 752.33 feet to a point; thence, South 70 degrees 39 minutes East a distance

of 24690 feet to a point; thence, North 87 degrees 19 minutes East a distance of 82.34 feet to a point; thence, South 2 degrees 41 minutes East a distance of 500.00 feet to a point; thence, South 87 degrees 19 minutes West a distance of 179.67 feet to a point; thence, North 70 degrees 39 minutes West a distance of 411.41 feet to a point; thence North 55 degrees 20 minutes West a distance of 534.50 feet to a point; thence, South 34 degrees 43 minutes West a distance of 691.60 feet to a point in a fence; thence, North 1 degrees 47 minutes East a distance of 42.00 feet to a 20-inch walnut; thence, North 0 degrees 11 minutes West a distance of 261.31 feet to a break in fence; thence, North 1 degrees 42 minutes East a distance of 822.13 feet to a corner stone and the point of beginning, containing 24.55 acres, more or less, in accordance with a survey by Turner Engineering Company, dated June 15, 1962.

ALSO included in this conveyance is an easement for a right-of-way over and across the following described land in said County for the use and benefit of the grantee, his successors and assigns, and grantors will upon the request of the grantee, or his assigns dedicate the same for highway purposes; said easement is hereby described as follows:

A 60-foot easement for a proposed road from the 500-foot Tract 3 of the Jackson property to Dickerson Pike, more particular described as follows:

BEGINNING at a point in the easterly margin of Tract 3, said point being South 2 degrees 41 minutes East a distance of 250.00 feet from the northeast corner of Tract 4 and running as follows: North 87 degrees 19 minutes East a distance of 206.0 feet to a point; thence, around a 425.94 foot radius curve to the left a distance of 288.44 feet to a point; thence, North 48 degrees 31 minutes East a distance of 83.67 feet to a point, thence, around a 283.70 foot radius curve to the right a distance of 146.65 feet to a point which is 32 feet North of Jackson's south property line; thence, parallel with Jackson's said South property line, North 78 degrees 08 minutes East a distance of 805.44 feet to a point in the West margin of Dickerson Pike, said point being 32 feet North of Jackson's southeast corner.

Said easement has a total width of 60 feet, measure equidistant on both sides of the afore-described line.

Being part of the same real property conveyed to N.H. Barker, Trustee by Installment Deed from Thomas P. Jackson and wife, Mildred C. Jackson, of record in Book 3401, Page 210, Register's Office for Davidson County, Tennessee, and I.R. Schulman, Substitute Trustee, having been appointed in lieu of N.H. Barker, Trustee, by instrument of record in Book 4631, Page 746, said Register's Office.

Excluded Tract III:
LAND in the 12th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a calculated point in the line of George T. Hicks Family Trust quitclaim deed Book 9492, Page 865, Plat Book 6250, Page 882 "PUD Boundary Survey Mulberry Downs" and the line of G. Marshall Cranford, Christy C. Hamilton, and Carolene M. Bandy, Deed Book 5714, Page 714, Tax Map 50 parcel 47.00; being located North 53 degrees 03 minutes 15 seconds West 2802.21 feet from the point of intersection of the northern right of way of Doverside Drive and the western right of way Dickerson Road;

Thence with the new division line of G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy, Deed Book 5714, Page 714, Tax Map 50, Parcel 47, North 76 degrees 0 9 minutes 06 seconds Weast 559.42 feet to a calculated point in the line of parcel 45, Thetford Hills, Map Book 7900, Page 83, Sallie R. Hicks Family, LLC, Instrument Number 200112310145298;

Thence with the line of parcel 45, Thetford Hills, Map Book 7900, Page 83, Sallie R. Hicks Family, LLC, Instrument Number 200112310145298, South 13 degrees 15 minutes 00 seconds East 257.26 feet to a calculated point in the line of G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy, Deed Book 5714, Page 714, Tax Map 50, Parcel 49.00;

Thence leaving the line of parcel 45 Thetford Hills, Map Book 7900, Page 83, Sallie R. Hicks Family, LLC, Instrument Number 200112310145298 with the line of G. Marshall Cranford, Christy C. Hamilton, and Carolene M. Bandy, Deed Book 5714, Page 714, Tax Map 50, Parcel 49.00, North 85 degrees 35 minutes 00 seconds West 510.75 feet to a calculated point in the line of George T. Hicks Family Trust quitclaim Deed Book 9492, Page 865, Plat Book 6250, Page 882 "PUD Boundary Survey Mulberry Downs";

Thence leaving the line G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy, Deed Book 5714, Page 714, Tax Map 50, Parcel 49.00 with the line of George T. Hicks Family Trust quitclaim deed Book 9492, Page 865, Plat Book 6250, Page 882 "PUD Boundary Survey Mulberry Downs"; North 50degrees 16 minutes 22 seconds West 120.77 feet to a calculated point the point of beginning. Parcel containing 2.06 (89,782 sq ft. more or less) acres more or less.

Excluded Tract IV:
LAND in the 12th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an existing 5/8" rebar GS & P cap in the western right of way line of Dickerson Road at the southeast corner of David R. Hemphill, et ux Deed Book 5650, Page 143, thence with the western right of way line of Dickerson Road the following four calls and distances;
1. South 06 degrees 53 minutes 24 seconds East 416.71 feet to a calculated point.
2. South 82 degrees 25 minutes 31 seconds West 2.00 feet to a calculated point,
3. South 05 degrees 17 minutes 53 seconds East 100.58 feet to an existing 5/8" rebar GS & P cap,
4. Along a curve to the right having an arc length of 37.69 feet, a radius of 2695.00 feet, and has a chord bearing of South 05 degrees 06 minutes 21 seconds East 37.69 feet to calculated point corner with Pegasus Properties Deed Book 7311, Page 464.

Thence leaving the western line of Dickerson Road with the line Pegasus Properties Deed Book 7311, Page 464, the following two calls and distances;
1. South 83 degrees 03 minutes 55 seconds West 806.26 feet to a calculated point.
2. South 03 degrees 58 minutes 07 seconds East 376.16 feet to a calculated point on the line of Jenkins Properties, L.P., Deed Book 9833, Page 571,

Thence leaving the line of Pegasus Properties Deed Book 7311, Page 464 with the line of Jackson Properties, L.P. Deed Book 9833, Page 571, North 83 degrees 45 minutes 50 seconds West 718.83 feet to a calculated point in the line of in the line the George T. Hicks Family quitclaim Deed Book 9492, Page 865, Plat Book 6250, Page 882 "PUD Boundary Survey Mulberry Downs".

Thence with leaving the line of the line of Jenkins Properties, L.P. Deed Book 9833, Page 571 with the line the George T. Hicks Family Quitclaim Deed Book 9492, Page 865, Plat Book 6250, Page 882 "PUD Boundary Survey Mulberry Downs" the following four calls and distances;
1. North 02 degrees 22 minutes 38 seconds East 406.70 feet to a calculated point,
2. North 87 degrees 37 minutes 22 seconds West 82.34 feet to a calculated point,

3. North 65 degrees 35 minutes 22 seconds West 246.90 feet to a calculated point,
4. North 50 degrees 16 minutes 22 seconds West 633.51 feet to a calculated point corner with G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy Deed Book 5714, Page 714.

Thence with leaving the line of the line of George T. Hicks Family Quitclaim Deed Book 9492, Page 865, Plat Book 6250, Page 882 "PUD Boundary Survey Mulberry Downs" with the line G. Marshall Cranford, Christy C. Hamilton, and Carolene M. Bandy Deed Book 5714, Page 714, thence South 85 degrees 35 minutes 00 seconds East 510.75 feet to calculated point corner with parcel 45, Thetford Hills, Map Book 7900, Page 83, Sallie R. Hicks Family, LLC, Instrument Number 200112310145298;

Thence leaving the line G. Marshall Cranford, Christy C. Hamilton and Carolene M. Bandy, Deed Book 5714, Page 714 with the line Parcel 45, Thetford Hills, Map Book 7900, Page 83, Sallie R. Hicks Family, LLC, Instrument Number 200112310145298 the following two calls and distances;
1. South 45 degrees 35 minutes 00 seconds East 359.85 feet to a calculated point,
2. North 05 degrees 47 minutes 13 seconds East 239.31 feet to a calculated point in the line of Anchor Property Holdings, LLC Instrument Number 20050105-0001691;
Thence leaving the line Parcel 45, Thetford Hills, Map Book 7900, Page 83, Sallie R. Hicks Family, LLC Instrument Number 200112310145298 with the line Anchor Property Holdings, LLC Instrument Number 20050105-0001691 the following two calls and distances;
1. South 83 degrees 50 minutes 12 seconds East 954.27 feet to an existing ½" rebar,
2. South 83 degrees 23 minutes 00 seconds East 68.80 feet to an existing ½" rebar corner with David R. Hemphill et ux Deed Book 5650, Page 143;
Thence leaving the line the Anchor Property Holding, LLC Instrument Number 20050105-0001691 with the line of David R. Hemphill et ux Deed Book 5650, Page 143 thence South 83 degrees 59 minutes 34 seconds East 298.10 feet to a calculated point of beginning.

Parcel containing: 33.05 acres more or less and 1,440,169 square feet more or less.

Excluded Tract V:
LAND in the 12th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a ½" existing rebar in the line of Lot 9 Timberwood Estates, Section 2, Plat Book 6250, Page 882, being located North 83 degrees 45 minutes 40 seconds West 2830.85 feet from the point of intersection of the norther right of way of Doverside Drive and the western right of way Dickerson Road thence with lines of Lots 9, 10 and 11 the following two calls and distances;
1. North 08 degrees 04 minutes 46 seconds East 214.22 feet to a ½" existing rebar G.S. & P cap;
2. North 05 degrees 07 minutes 53 seconds East 42.48 feet to a ½" existing rebar common corner with Geroge T. Hicks Family Trust Deed Book 9492, Page 865;
Thence leaving the line of Lot 11 Timberwood Estates, Section 2 with the line of Goerge T. Hicks Family Trust Deed Book 9492, Page 865, Plat Book 6250, Page 882 "PUD Boundary Survey Mulberry Downs" the following five calls and distances;
1. North 38 degrees 50 minutes 53 seconds East 710.22 feet to a calculated point,
2. South 50 degrees 16 minutes 22 seconds East 534.50 feet to a calculated point,
3. Soth 65 degrees 35 minutes 22 seconds East 411.41 feet to a calculated point,
4. South 87 degrees 37 minutes 22 seconds East 175.67 feet to a calculated point,
5. North 02 degrees 22 minutes 38 seconds East 93.30 feet to a calculated point common corner with G. Marshall Cranford, Christy C. Hamilton, and Carolene M. Bandy Deed Book 5714, Page 714;
Thence with the line G. Marshall Cranford, Christy C. Hamilton, and Carolene M. Bandy South 83 degrees 45 minutes 05 seconds East 43.89 feet to a calculated point common corner with Jenkins Properties L.P. Deed Book 8040, Page 288;
Thence leaving the line G. Marshall Cranford, Christy C. Hamilton, and Carolene M. Bandy with the line of Jenkins Properties L.P. the following three calls and distances;
1. South 11 degrees 03 minutes 24 seconds West 496.18 feet to a calculated point,
2. North 83 degrees 20 minutes 34 seconds West 825.24 feet to a calculated point,
3. North 88 degrees 34 minutes 37 seconds East 573.47 feet to a ½" existing rebar the point of beginning,
Parcel containing: 17.37 acres more or less.

The above Exclluded Tracts III, IV, and V being the same property conveyed to Nashville Commons, L.P., a Pennsylvania Limited Partnership by Special Warranty Deed from G. Marshall Cranford and Christy C. Hamilton, Co-Executors under the Last Will and Testament of Frances J. Cranford, as to an undivided, one-half interest, and Carolene M. Bandy Lewis, as to an undivided one-half interest, of record in Instrument Number 20070405-0041300, Register's Office for Davidson County, Tennessee.

Excluded Tract VI:
Right of Way of record in Book 9810, Page 140, Register's Office for Davidson County, Tennessee.

Additional Exclusions:
All easements, including, but not limited to, Dedications of Easements for Sanitary Sewers and/or Storm Drainage, and all other matters of record.

Being the same property conveyed to Alice Frances Cranford and Carolene Marie Bandy, as tenants in common, by two warranty deeds from Tom Pollard Jackson and wife, Mildred C. Jackson, of record in book 5713, page 698 and book 5714 page 714, Register's Office for Davidson County, Tennessee.

The said Alice Frances Cranford, also known as Frances J. Cranford, died January 21, 2006, leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 06P-621. Pursuant to said Will, the Co-Executors of the Estate, namely G. Marshall Cranford and Christy C. Hamilton, have the authority to administer the said real property as part of the probate estate, and to sell and convey the same. Using such power, the property was conveyed by the said Co-Executors to themselves acting as the trustees of the Frances J. Cranford Family Trust Non-Qualified Share by Co-Personal Representatives' Quitclaim Deed of record in Book 200711070131603, recorded on 11/07/2007, Register's Office for Davidson County, Tennessee.

The said Carolene Marie Bandy was widowed, was formerly also known as Carolene Marie Cothren, and is now known as Carolene M. Bandy Lewis and Carolene Marie Bandy Lewis.

( ) improved
This is (X) unimproved property known as 0 Dickerson Pike, Nashville, Tennessee 37207 .
(19.07 acres per tax assessment)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 29th day of April, 2022 :

George Marshall Cranford
G. Marshall Cranford, Co-Trustee

Christy C. Hamilton
Christy C. Hamilton, Co-Trustee

Carolene Marie Lewis
Carolene Marie Lewis

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, G. Marshall Cranford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustee of THE FRANCES J. CRANFORD FAMILY TRUST NON-QUALIFIED SHARE, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the G. Marshall Cranford as Co-Trustee.

Witness my/our hand(s) this 29 day of April, 2022.

Carolee M. Renegade
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 1-28-25

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Christy C. Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustee of THE FRANCES J. CRANFORD FAMILY TRUST NON-QUALIFIED SHARE, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Christy C. Hamilton as Co-Trustee.

Witness my/our hand(s) this 29 day of April, 2022.

Carolee M. Renegade
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 1-28-25

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Carolee M Renegade, a Notary Public in and for said County and State, the within named Carolene Marie Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 29th day of April, 2022.

Carolee M. Renegade
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 1-28-25

Tennessee Certification of Electronic Document

I, Linzy Binkley, 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 4/29/2022 (date of document).

Affiant Signature

5/03/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3 day of May, 2___.

Notary's Signature

MY COMMISSION EXPIRES: 8/19/25

NOTARY'S SEAL

GINGER A DICKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2025