(14)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 891491 DEEDWARR
07/20/2022 11:07:46 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20220720-0083112

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~ILLINOIS~~ COOK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,648,469.27.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/18/22
(AFFIX SEAL)

Official Seal
David Vermeulen
Notary Public
State of Illinois
My Commission Expires 12/18/2022

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Levi Grantham, LLC 572 Savannah Highway Charleston, SC 29407	New Owner	30L-A-13.00 and Map 30, parcel 45

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **HDP Walnut Hills, LLC**, a Delaware limited liablity company, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **Levi Grantham, LLC**, a Delaware limited liability company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Williamson County and Davidson County, TENNESSEE, described as follows, to-wit:

Tract One:

A tract of land situated in both Williamson County, Tennessee, and in Davidson County, Tennessee being Parcel 45.00 as shown on Williamson County Tax Map 30 and Parcel 068.00 as shown on Davidson County Tax Map 180-00 and being more particularly described as follows:

Beginning at an iron rod (found) in the southerly property line of a tract of land conveyed to John H. Parker and wife, Carolyn K. Parker as of record in Deed Book 5327, Page 76, Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), said iron rod (found) being the northeast property corner of a tract of land conveyed to The Cates Family 2007 Trust as of record in Deed Book 7337, Page 22, (R.O.D.C., TN), and said iron rod (found) also being the northwest corner of the herein described tract;

Thence, with the southerly property line of the Parker Tract, North 80 degrees 25 minutes 27 seconds East, 145.66 feet to an iron rod (found);

Thence continuing with the southerly property line of the Parker Tract, South 81 degrees 10 minutes 02 seconds East, 481.41 feet to an iron rod (found) in the westerly property line of a tract of land conveyed to LIG Assets Properties, LLC as of record in Instrument No. 20190627-0062490, (R.O.D.C., TN),

Thence, with the westerly property line of said LIG Assets Properties, LLC, and with the westerly property line of Stonecrest Subdivision as of record in Plat Book P65, Page 130, Register's Office for Williamson County, Tennessee, (R.O.W.C., TN), South 08 degrees 11 minutes 52 seconds West, 585.69 feet to an iron rod (found) at the southwest corner of Lot 13 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, continuing with the westerly property line of Stonecrest Subdivision, the following three (3) courses:

Thence, South 07 degrees 39 minutes 58 seconds West, 57.66 feet to an iron rod (found) at the northwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, South 07 degrees 35 minutes 51 seconds West, 202.17 feet to an iron rod (found) at the southwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, South 07 degrees 35 minutes 47 seconds West, 769.99 feet to a common corner with Arlington Heights Subdivision as of record in Plat Book P43, Page 145, (R.O.W.C., TN);

Thence, with common lines with Arlington Heights Subdivision as of record in Plat Book P43, Page 145, (R.O.W.C., TN), the following two (2) courses:

Thence, South 07 degrees 27 minutes 58 seconds West, 357.08 feet to an iron rod (found) at the southeast corner of the herein described tract;

Thence, North 84 degrees 58 minutes 30 seconds West, 144.47 feet to an iron rod (found) at the northeast corner of Lot 12 of Walnut Ridge Subdivision, Section 1 as of record in Plat Book 7, Page 91, (R.O.W.C., TN);

Thence, with common lines with Walnut Ridge Subdivision, Section 1 as of record in Plat Book 7, Page 91, (R.O.W.C., TN), the following six (6) courses:

Thence, North 84 degrees 50 minutes 27 seconds West, 707.10 feet to an iron rod (found);

Thence, North 85 degrees 00 minutes 46 seconds West, 184.92 feet to an iron rod (found);

Thence, North 85 degrees 31 minutes 23 seconds West, 184.03 feet to an iron rod (found);

Thence, North 84 degrees 41 minutes 30 seconds West, 478.21 feet to an iron rod (found) at the southwest corner of the herein described tract;

Thence, North 09 degrees 00 minutes 54 seconds East, 23.39 feet to an iron rod (found);

Thence, North 08 degrees 28 minutes 30 seconds East, 279.69 feet to an iron rod (found) at the southeast corner of Lot 25 of Walnut Ridge Subdivision, Section 2 as of record in Plat Book 8, Page 97, (R.O.W.C., TN);

With the easterly lines of said Walnut Ridge Subdivision, Section 2, the following three (3) courses:

Thence, North 07 degrees 16 minutes 05 seconds East, 201.79 feet to an iron rod (found);

Thence, North 07 degrees 18 minutes 11 seconds East, 490.03 feet to an iron rod (found);

Thence, North 05 degrees 44 minutes 31 seconds East, 94.91 feet to an iron rod (found) at a common corner with Lot 30 of Walnut Ridge Subdivision, Section 2 as of record in Plat Book 8, Page 97, (R.O.W.C., TN);

Thence, with the southerly line of Lot 30 of Walnut Ridge Subdivision, Section 2 as of record in Plat Book 8, Page 97, (R.O.W.C., TN), and with the southerly line of a tract of land conveyed to The Cates Family 2007 Trust as of record in Deed Book 7337, Page 22, (R.O.D.C., TN), South 84 degrees 10 minutes 12 seconds East, 1007.83 feet to an iron rod (found) at the southeast corner of The Cates Family 2007 Trust Tract;

Thence, with the easterly property lines of The Cates Family 2007 Trust Tract, the following four (4) courses:

Thence, North 05 degrees 15 minutes 27 seconds East, 390.98 feet to an iron rod (found);

Thence, North 06 degrees 08 minutes 12 seconds East, 246.89 feet to an iron rod (found);

Thence, North 23 degrees 55 minutes 05 seconds East, 93.55 feet to an iron rod (found);

Thence, North 31 degrees 11 minutes 54 seconds East, 181.14 feet to the Point Of Beginning and containing 2,462,326 square feet or 56.53 acres, more or less, as calculated by the above courses and distances.

Less and excepted from the above-described tract is an existing cemetery (Maxwell Cemetery) near the easterly property line and being more particularly described as follows:

Commencing at an iron rod (found) in the southerly property line of a tract of land conveyed to John H. Parker and wife, Carolyn K. Parker as of record in Deed Book 5327, Page 76, Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), said iron rod (found) being the northeast property corner of a tract of land conveyed to The Cates Family 2007 Trust as of record in Deed Book 7337, Page 22, (R.O.D.C., TN);

Thence, with the southerly property line of the Parker Tract, North 80 degrees 25 minutes 27 seconds East, 145.66 feet to an iron rod (found);
Thence continuing with the southerly property line of the Parker Tract, South 81 degrees 10 minutes 02 seconds East, 481.41 feet to an iron rod (found) in the westerly property line of a tract of land conveyed to LIG Assets Properties, LLC as of record in Instrument No. 20190627-0062490, (R.O.D.C., TN),
Thence, with the westerly property line of said LIG Assets Properties, LLC, and with the westerly property line of Stonecrest Subdivision as of record in Plat Book P65, Page 130, Register's Office for Williamson County, Tennessee, (R.O.W.C., TN), South 08 degrees 11 minutes 52 seconds West, 585.69 feet to an iron rod (found) at the southwest corner of Lot 13 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);
Thence, continuing with the westerly property line of Stonecrest Subdivision, the following three (3) courses:
Thence, South 07 degrees 39 minutes 58 seconds West, 57.66 feet to an iron rod (found) at the northwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);
Thence, South 07 degrees 35 minutes 51 seconds West, 202.17 feet to an iron rod (found) at the southwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);
Thence, South 07 degrees 35 minutes 47 seconds West, 110.63 feet to a point;
Thence leaving the westerly boundary line of Stonecrest Subdivision, North 82 degrees 24 minutes 13 seconds West, 184.52 feet to the **True Point Of Beginning** of the herein described cemetery area;
Thence, South 85 degrees 14 minutes 27 seconds West, 32.49 feet to a point;
Thence, North 10 degrees 27 minutes 24 seconds West, 48.75 feet to a point;
Thence, North 76 degrees 41 minutes 25 seconds East, 27.80 feet to a point;
Thence, South 15 degrees 20 minutes 28 seconds East, 53.55 feet to the **True Point Of Beginning** and containing 1,532 square feet or 0.04 acres, more or less.

Reference the survey entitled "Boundary Survey – The Thelma Burnley Property" dated February 3, 2021, prepared by H & H Land Surveying, Inc.

Being the same property conveyed to HDP Walnut Hills LLC by Deed from Thelma Burnley, Sandra Nixon, Billy Henderson, Jr., Katherine Whitlow, Jalen Henderson and Jorden Henderson and Kayden Henderson, Dated February 16, 2021 and recorded date February 24, 2021, record in Instrument 20210224-0022824, Register's Office for Davidson County, Tennessee and of record in Book 8428, page 974, Register's Office for Williamson County, Tennessee, dated February 16, 2021 and recorded February 22, 2021.

Tract Two:

Land in Williamson County, Tennessee, being Lot No. 12 on the Plan of Walnut Ridge, Section I, as of record in Plat Book 7, page 91, Register's Office for Williamson County, Tennessee, as revised in Plat Book 7, page 123, said Register's Office.

Said Lot No. 12 fronts 95.45 and 48.32 feet on the northerly side of Walnut Hills Drive and joined by a curve having a length of 30.18 feet and a radius of 25.00 feet and extends back 282.51 feet on the easterly line and 253.73 feet on the westerly line to a dead line measuring 152.36 feet thereon.

Being the same property conveyed to HDP Walnut Hills, LLC by Warranty Deed from Levi Grantham, LLC, A Delaware limited liability company of record in Book 8445, Page 630, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 56.54 Acres on Bluff Road, & 6867 Walnut Hills Drive, Brentwood, TN 37027

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 my/our hand(s) this the 17th day of June, 2022.

HDP Walnut Hills, LLC
By: HDP Blue Investments II LLC, a Delaware limited liablity company, its Manager
By: HDP Blue Holdings II LLC, a Delaware limited liablity company, its Manager
By: Grass Lake Capital LLC, a Delaware limited liablity company, its Manager

BY: _____
Christopher J. Fieger, Its Manager

STATE OF ILLINOIS
COUNTY OF COOK

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Christopher J. Fiegen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of Grass Lake Capital, LLC, a Delaware limited liability company, Manager of HDP Blue Holdings II, LLC, a Delaware limited liabbility company, Manager of HDP Blue Investments, LLC, a Delaware limited liablity company, Manager of HDP Walnut Hills, LLC, the within named bargainor, and that he as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Vaughn Road Partners, by the said Christopher J.Fiegen, Manager of Grass Lake Capital, LLC, a Delaware limited liability company, Manager of HDP Blue Holdings II, LLC, a Delaware limited liabbility company, Manager of HDP Blue Investments, LLC, a Delaware limited liablity company, Manager of HDP Walnut Hills, LLC.

Witness my hand and official seal, this the 21 of June, 2022.

Notary Public
My Commission Expires: 12/18/22

Official Seal
David Vermeulen
Notary Public
State of Illinois
My Commission Expires 12/18/2022

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy 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 July 1st, 2022.

Affiant
Date: 7/1/2022

STATE OF TENNESSEE
COUNTY OF Williamson

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

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BK/PG:9045/369-374
22029559

6 PGS : DEED	
TRACY RICHARDSON 886486 - 22029559	
07/01/2022 - 11:47:37 AM	
MORTGAGE TAX	0.00
TRANSFER TAX	9799.34
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	9832.34

STATE of TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS