Karen Johnson Davidson County
Batch# 942142 DEEDWARRSP
11/17/2022 08:01:30 AM 7 pgs
Fees: $38.00 Taxes: $83,250.00
20221117-0122197

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Farm Nashville, LLC c/o 8AM Golf 1033 Demonbreun Street, Suite 300 Nashville, TN 37203	049-00-0-141.00 049-00-0-142.00 049-00-0-143.00 049-00-0-145.00 049-00-0-318.00	Same As New Owner
This instrument prepared by: Maynard, Cooper & Gale, P.C. (EBH) 1201 Villa Place, Suite 200, Nashville, Tennessee 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SHULAR TENNESSEE HOLDING COMPANY, LLC**, a Tennessee limited liability company ("Grantor"), whose address is 212 Dollywood Lane, Pigeon Forge, Tennessee 37863, has bargained and sold, and by these presents transfers and conveys to **THE FARM NASHVILLE, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

In addition to the foregoing, for a period of time beginning on the date hereof and ending on the date that is five (5) years thereafter (the "Restriction Period"), Grantee shall not use or develop the Property for any purpose other than a high-end private golf course, with such amenities and improvements as are related to such a project, including, without limitation, a clubhouse, pro shop, maintenance facilities and overnight cottages for members. Upon the expiration of the Restriction Period,

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $22,500,000.00.

Affiant

Subscribed and sworn to before me this 16th day of November, 2022.

ROBIN PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires:

the foregoing use restriction shall be of no further force or effect without any further action by Grantor or Grantee.

This is improved and unimproved property located on Knight Drive, Whites Creek, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 11 day of November, 2022.

GRANTOR:

SHULAR TENNESSEE HOLDING COMPANY, LLC,
a Tennessee limited liability company

By: _____
Name: Michael L. Shular
Title: Owner

STATE OF TENNESSEE)
)
COUNTY OF Jefferson)

Personally appeared before me, Theresa White Bishop, the undersigned, a Notary Public in and for said County and State, **Michael L. Shular**, 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 Owner of **Shular Tennessee Holding Company, LLC**, the within named bargainor, a Tennessee limited liability company, and that he, as such Owner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Owner.

WITNESS my hand and seal at office in Dandridge, Tennessee, on this the 11 day of November, 2022.

_____
Notary Public

My Commission Expires:
05-14-2025

202211170122197

EXHIBIT A

DESCRIPTION OF PROPERTY

TRACT ONE: Tax Map 049, Parcels 141.00, 142.00, and 318.00

SITUATED in the Twelfth (12th) Civil District of Davidson County, Tennessee, and being Tax Map 049, Parcels 141.00, 142.00, and 318.00, and being more particularly described as follows:

BEGINNING at an iron rod situated in the Southerly margin of Knight Road, said point also being the Northeast corner of the Jeffery and Cynthia Damon property of record in Instrument No. 20040629-0076946 in the Register's Office for Davidson County, Tennessee; thence along said road, South 54 deg. 14 min. 16 sec. East 369.64 feet to an iron rod; thence, along a curve to the left, having a central angle of 16 deg. 12 min. 54 sec., a radius of 1,098.89 feet, a tangent of 156.54 feet, a length of 310.99 feet, and having a chord which bears South 62 deg. 20 min. 42 sec. East, a distance of 309.95 feet to an iron rod; thence South 70 deg. 27 min. 09 sec. East 140.22 feet to an iron road; thence along a curve to the right, having a central angle of 16 deg. 53 min. 53 sec., a radius of 1,061.19 feet, a tangent of 157.63 feet, a length of 312.97 feet, and having a chord which bears South 62 deg. 00 min. 13 sec. East 311.84 to an iron rod; thence South 53 deg. 33 min. 17 sec. East 431.62 feet to an iron rod; thence along a curve to the right, having a central angle of 42 deg. 25 min. 40 sec., a radius of 913.97 feet, a tangent of 354.76 feet, a length of 676.80 feet, and having a chord which bears South 32 deg. 20 min. 26 sec. East 661.44 feet to an iron rod; thence South 11 deg. 07 min. 36 sec. East 703.19 feet to an iron rod; thence along a curve to the left, having a central angle of 08 deg. 00 min. 00 sec., a radius of 1,457.93 feet, a tangent of 101.95 feet, a length of 203.57 feet, having a chord which bears South 15 deg. 07 min. 36 sec. East 210.90 feet to an iron rod; thence along a curve to the right, having a central angle of 04 deg. 13 min. 00 sec., a radius of 2,839.67 feet, a tangent of 104.54 feet, a length of 208.99 feet, and having a chord which bears South 17 deg. 01 min. 06 sec. East 208.94 feet to an iron rod; thence South 15 deg. 06 min. 54 sec. East 2.87 feet to an iron rod; thence, leaving said road, South 82 deg. 05 min. 05 sec. West 1,199.71 feet to an iron rod; thence South 16 deg. 57 min. 37 sec. East 970.48 feet to an iron rod; thence North 83 deg. 40 min. 24 sec. West 3,174.69 feet to an iron rod; thence North 07 deg. 32 min. 26 sec. East 2,559.89; thence South 83 deg. 38 min. 07 sec. East 1,127.74 feet to an iron rod; thence North 31 deg. 19 min. 34 sec. East 1,155.99 feet to the point of beginning and containing 229.555 acres of land.

BEING the same property conveyed to Shular Tennessee Holdings, LLC from Michael L. Shular, Trustee for Whites Creek Development with Full Power to Sell or Encumber without Joinder of Beneficiaries and Without the Necessity of any Purchaser Looking to the Application of Proceeds, by Quitclaim Deed dated October 28, 2021 and recorded November 8, 2021 as Instrument No. 20211108-0148641 in the Register's Office for Davidson County, Tennessee.

TRACT TWO: Tax Map 049, Parcel 143.00

SITUATED in the Twelfth (12th) Civil District of Davidson County, Tennessee, and being Tax Map 049, Parcel 143.00, and being more particularly described as follows:

BEGINNING at an iron rod situated in the Westerly margin of Knight Road, said point also being the Northeast corner of the William Delancy, III property of record in Instrument No. 20040404-0404040 in the Register's Office for Davidson County, Tennessee; thence leaving said road, South 84 deg. 55 min. 53 sec. West 482.47 feet to an iron rod; thence South 05 deg. 01 min. 55 sec. East 96.00 feet to an iron rod; South 84 deg. 58 min. 05 sec. West 100.00 feet to an iron rod; thence South 04 deg. 54 min. 00 sec. East 163.98 feet to an iron rod; thence South 88 deg. 21 min. 15 sec. East 350.58 feet to an iron rod, thence South 19 deg. 19 min. 01 sec. East 201.12 feet to an iron rod; thence South 05 deg. 19 min. 29 sec. East 100.00 feet to an iron rod; thence South 85 deg. 27 min. 42 sec. West 165.39 feet to an iron rod; thence

South 05 deg. 06 min. 13 sec. East 149.94 feet to an iron rod; thence South 84 deg. 42 min. 56 sec. West 1,126.71 feet to an iron rod; thence South 13 deg. 12 min. 00 sec. East 685.80 feet to an iron rod; thence North 83 deg. 29 min. 15 sec. West 1,046.43 feet to an iron rod; thence North 83 deg. 04 min. 44 sec. West 1,221.44 feet to an iron rod; thence North 82 deg. 52 min. 34 sec. West 949.31 feet to an iron rod; thence North 08 deg. 38 min. 04 sec. East 1,118.00 to an iron rod; thence South 83 deg. 40 min. 24 East 3,174.69 feet to an iron rod; thence North 16 deg. 57 min. 37 sec. West 970.48 feet to an iron rod; thence North 82 deg. 05 min. 05 sec. East 1,199.71 feet to an iron rod situated in the Westerly margin of Knight Road; thence South 15 deg. 02 min. 24 sec. East 784.91 feet to the point of beginning and containing 120.972 acres of land.

BEING the same property conveyed to Shular Tennessee Holdings, LLC from Michael L. Shular, Trustee for Whites Creek Development with Full Power to Sell or Encumber without Joinder of Beneficiaries and Without the Necessity of any Purchaser Looking to the Application of Proceeds, by Quitclaim Deed dated October 28, 2021 and recorded November 8, 2021 as Instrument No. 20211108-0148641 in the Register's Office for Davidson County, Tennessee.

TRACT THREE: Tax Map 049, Parcel 145.00

SITUATED in the Twelfth (12th) Civil District of Davidson County, Tennessee, and being Tax Map 049, Parcels 145.00, and being more particularly described as follows:

BEGINNING at a point in the center of Ewing Road, now Knight Drive, being the northeast corner of the Henry D. Knight Land; thence following the center of the Ewing Road Southerly 467.5 poles to a point; thence Westerly 1,364 poles to a point, Williams line; thence Northerly 464 poles to a point; Meadows line; thence following Meadows line, easterly 1,514 poles to the point of beginning; however, expressly excluded from this description is a tract containing 1.96 acres located in the northeasterly corner of this tract, which measures 185 feet on Knight Road, and runs back parallel lines 472 feet to iron pins. Containing 13.44 acres, more or less.

BEING the same property conveyed to Shular Tennessee Holding Company, LLC from Michael L. Shular by Quitclaim Deed dated October 28, 2021 and recorded November 8, 2021 as Instrument No. 20211108-0148640 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real property taxes for the year 2022; a lien, not yet due or payable.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Instrument Number 20040615-0070810, in the Register's Office for Davidson County, Tennessee.

3. Applications for Greenbelt Assessment of record in Instrument Number 20070208-0016622, 20220223-0020365, 20220223-0020366, 20220223-0020367, in the Register's Office for Davidson County, Tennessee.

4. Subject to 25' building setback shown on the Plan of record in Plat Book 5190, Page 495, Register's Office for Davidson County, Tennessee. (affects Tract 3 only)

5. Sewer Easement of record in Instrument Number 20060228-0023183, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Yale Riley, 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 11/11/2022 (date of document).

Affiant Signature

11/11/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY