Karen Johnson Davidson County
Batch# 966024 DEEDWARRSP
01/31/2023 11:56:34 AM 6 pgs
Fees: $33.00 Taxes: $19,795.00
20230131-0007154

SPECIAL WARRANTY DEED

This Instrument Prepared By:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Drapac Capital Partners 1031 Marietta Street, Suite A Atlanta, Georgia 30318	Meritage Homes of Tennessee, Inc. 8800 E. Raintree Drive, Suite 300 Scottsdale, Arizona 85260	182-00-0-230.00 182-00-0-207.00 182-00-0-209.00 182-00-0-027.00

THIS INDENTURE, made and entered into this 30th day of January 2023, by and between

CANE RIDGE TN, LLC, a Delaware limited liability company, fka DRAPAC GROUP 46, LLC (the "**Grantor**")

And

MERITAGE HOMES OF TENNESSEE, INC, an Arizona corporation (the "**Grantee**")

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

See **Exhibit "A"** attached hereto and by this reference incorporated herein

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee and its successors, heirs and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

Grantor further covenants and binds itself, its successors, heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor, but not 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.

[Signatures appear on the following page]

Witness my hand this 23rd day of January, 2023, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

CANE RIDGE TN, LLC,
a Delaware limited liability company

By: _____
Print Name: Sebastian Drapac
Title: Manager

STATE OF GEORGIA
COUNTY OF FULTON

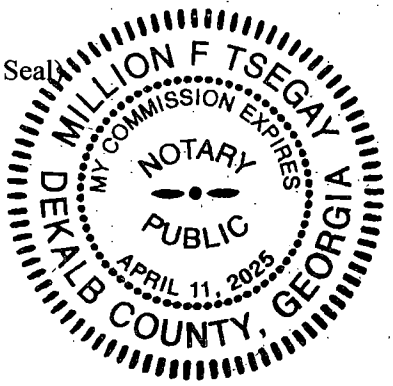
I, Million F. Tsegay, a Notary Public of the County and State aforesaid, certify that Sebastian Drapac personally appeared before me this day and acknowledged that he is the authorized Manager of CANE RIDGE TN, LLC, the foregoing instrument was signed on behalf of CANE RIDGE TN, LLC, a Delaware limited liability company.

Witness my hand and official seal, this the 23rd day of January, 2023.

My Commission Expires: April 11, 2025

_____
Notary Public

(Affix Notary Seal)



Million F. Tsegay
Print Name

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,350,000.00.

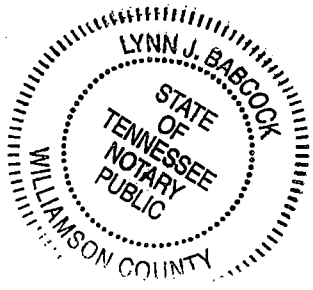
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 12-21-2024

(AFFIX SEAL)



This is unimproved property known as 0 Cane Ridge Road, Cane Ridge, TN.

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

TRACT NO'S. III, IV, & PARCEL 3 OF TRACT V

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN HAVING COORDINATES OF NORTH 612,579.86 AND EAST 1,778,693.55 SITUATED IN THE WESTERLY MARGIN OF CANE RIDGE ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE SMITH PROPERTY (INST. 20110524-0039774, TM 182 00 0 026.00, R.O.D.C.T.) THE TRUE POINT OF BEGINNING, THENCE, LEAVING SAID ROAD AND ALONG THE SMITH, LENTZ (INST. 0000069-00008511, TM 182 00 0 181.00, R.O.D.C.T.), McGEE (INST. 20050324-0032268, TM 182 00 0 177.00, R.O.D.C.T.) , AND WALKER (INST. 20200724-0081423, TM 182 00 0 176.00, R.O.D.C.T.) PROPERTIES THE FOLLOWING CALLS; S 11° 25' 18" W, 573.54 FEET TO AN IRON PIN, S 07° 28' 07" W, 401.98 FEET TO AN IRON PIN, S 07° 29' 59" W, 279.85 FEET TO AN IRON PIN, S 07° 25' 50" W, 248.12 FEET TO AN IRON PIN, S 07° 28' 25" W, 255.06 FEET TO AN IRON PIN, S 80° 41' 30" E, 501.26 FEET TO AN IRON PIN, AT A CORNER TO CLARK (INST. 0000197-00011368, TM 182 00 0 136.00, BOOK 11368, PG 197, R.O.D.C.T.), THENCE, WITH THE CLARK PROPERTY S 08° 33' 52" W, 307.50 FEET TO AN IRON PIN, TAYLOR'S (INST. 20170927-0099102, TM 182 00 0 017.00, R.O.D.C.T.) CORNER, THENCE WITH THE TAYLOR PROPERTY THE FOLLOWING TWO CALLS; N 79° 53' 40" W, 473.89' TO AN IRON PIN, S 07° 54' 17" W, 306.26 FEET TO AN IRON PIN ON TURNER'S (INST. 20180730-0074311, TM 182 00 0 172.00, R.O.D.C.T.) LINE, THENCE, WITH TURNER'S LINE N 80° 24' 30" W, 950.39 FEET TO AN IRON PIN, A CORNER TO LOT 288 OF OLD HICKORY HILLS SUBDIVISION PHASE 3 - SECTION 2 (INST. 20150209-0011683, R.O.D.C.T.), THENCE, WITH THE REAR LINE OF OLD HICKORY HILLS SUBDIVISION PHASES 2 AND 3 THE FOLLOWING SEVEN CALLS; N 79° 45 51" W, 403.64 FEET TO AN IRON PIN, N 08° 29' 26" E, 231.25 FEET TO AN IRON PIN, N 08° 26' O3" E 390.17 FEET TO AN IRON PIN, N 80° 56' 50" W, 465.74 FEET TO AN IRON PIN, N 04° 52' 46" E, 112.77 FEET TO AN IRON PIN, N 05° 30' 05" E, 341.47 FEET TO AN IRON PIN, N 83° 07' 14" W, 496.22 FEET TO AN IRON PIN A CORNER TO EVERGREEN HILLS, G.P., THENCE, WITH EVERGREEN HILLS, G.P. PROPERTY (INST. 200605230060559, TM 182 00 0 214.00, R.O.D.C.T.), AND EGH LAND DEVELOPMENT, LLC PROPERTY (INST. 201802080013000, TM 182 00 0 228.00, R.O.D.C.T.) N 07° 30' 25" E, 1065.84 FEET TO AN IRON PIN,THENCE, WITHIN THE CENTERLINE OF THE TVA TRANSMISSION LINE EASEMENT (BOOK 4424, PAGE 973, R.O.D.C.T., R.O.D.C.T.), DRAPAC GOUP 46, LLC PROPERTY (MAP 182, PARCEL 27, INST. 20150209-0011683, R.O.D.C.T.) N 49° 14' 50" E, 428.25 FEET TO AN IRON PIN AT SOUTHWEST CORNER OF LANGFORD (INST 20090609-0053568, TM 182 00 0 137.00, R.O.D.C.T.), THENCE, LEAVING THE TVA TRANSMISSION LINE EASEMENT, S 55° 29' 52" E, 718.41 FEET TO A 1/2" PIPE, S 73° 42' 33" E, 1313.15 FEET TO A 1/2" PIPE, N 11° 25' 10" E, 437.74 FEET TO AN IRON

PIN, N 82° 55' 19" E, 49.21 FEET TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY OF CANE RIDGE ROAD, THENCE, WITH THE WESTERLY RIGHT OF WAY OF CANE RIDGE ROAD THE FOLLOWING CALLS; BY A CURVE TO THE LEFT HAVING A RADIUS OF 163.85 FEET, AN ARC LENGTH OF 57.37 FEET, A CHORD BEARING OF S 17° 27' 59" E, AND A CHORD LENGTH OF 57.08 FEET TO AN IRON PIN, S 32° 05' 43" E, 24.58 FEET TO THE POINT OF BEGINNING, CONTAINING 99.08 ACRES MORE OR LESS.

PARCEL B

BEGINNING ON AN IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF CANE RIDGE ROAD HAVING COORDINATES OF NORTH 610,820.97 AND EAST 1,779,181.41, THE TRUE POINT OF BEGINNING FOR PARCEL B, THENCE, WITH THE WESTERLY RIGHT OF WAY OF CANE RIDGE ROAD S 08° 21' 22" W, 160.00 FEET TO AN IRON PIN, A CORNER TO CLARK, THENCE WITH CLARK'S LINE N 03° 01' 19" E, 161.15 FEET TO AN IRON PIN, CLARK'S NORTHEAST CORNER, THENCE, S 79° 55' 53" E, 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,198.53 SQUARE FEET MORE OR LESS.

Less and Except:

Being land situated in the 31st Council District of Davidson County, Tennessee, said land being a portion of the land conveyed to Drapac Group 46, LLC, of record in Instrument Number 2O15O2O9-OO11683, in the Register's Office for Davidson County, Tennessee (R.O.D.C.,TN); Commencing at the northeasterly corner of the Clark Property, of record in Deed Book 11368, Page 197, R.O.D.C.,TN, thence N 8O°55'34" W, a distance of 421.38 feet; Thence, S O9°16'16" W, a distance of 100.00 feet;

Thence, S 8O°14'24" E, a distance of 112.44 feet to the Point of Beginning, said point being along the common line between Clark and Drapac;

Thence along said line, S 8O°14'24" E, a distance of 25.0 feet to a point; Thence S O8°3O'28" W, a distance of 3O7.56 feet to an iron rod;

Thence leaving said line N 79°53'13" W, a distance of 25.0 feet to a point

Thence N O8°3O'28" E, a distance of 3O7.41 feet to the point of beginning containing 7,689 square feet or 0.176 acres of land more or less.

Being part of the same property conveyed to Drapac Group 46, LLC, a Delaware limited liability company by Warranty Deed dated 02/09/2015 from PNB Holding Co. 2, Inc., a Tennessee corporation of record in Instrument 201502090011683, Register's Office for Davidson County, Tennessee. Drapac Group 46, LLC, a Delaware limited liability company is now known as Cane Ridge TN, LLC, a Delaware limited liability company.

And being the same property conveyed to Cane Ridge TN, LLC, a Delaware limited liability company by Warranty Deed dated 02/10/2019 from Christopher B. Clark, a married man of record in Instrument 201902260017491, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2023, a lien not yet due and payable.

2. Grant of Transmission Line Easement of record in Book 4424, Page 973, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument 200609270119247, Register's Office for Davidson County, Tennessee.

4. Grant of Perpetual Easement & Option Agreement of record in Instrument 201807300074330, Register's Office for Davidson County, Tennessee.

5. Non-Exclusive Sanitary Sewer Utility Easement of record in Instrument 201902260017493, Register's Office for Davidson County, Tennessee.

6. Temporary Construction Easement of record in Instrument 201902260017494, Register's Office for Davidson County, Tennessee.

7. Applications for Greenbelt of record in Instrument Nos. 201603030020673, 201603030020676 and 201603030020677, Register's Office for Davidson County, Tennessee. Subject property is currently assessed under Greenbelt or Agricultural Use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon breakup of the existing parcel into parcels of less than 15 acres or conversion of use.

8. Easements for the flow of Turkey Creek and any pond, stream or creek as much as there on lies.

9. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters.

10. All matters shown on the plat of survey by Joey C. Wilson, II, RLS No. 2089, Wilson & Associates, P.C., 108 Beasley Drive, Franklin, TN 37064, dated 03/02/2022, Project No. 21-1643.