WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEVEN J ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 7-6-2026

Karen Johnson Davidson County
Batch# 967263 **DEEDWARR**
02/03/2023 03:00:26 PM 3 pgs
Fees: $18.00 Taxes: $10,822.50

20230203-0008163

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
CCC Land, GP	**New Owner**	
(NAME)	(NAME)	**053-00-0-007.00**
1301 Dickerson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DORRIS B. CALVIN AND RUBY SANDRA CALVIN, HUSBAND AND WIFE AND JAMES R. CRISWELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CCC LAND, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod situated in the southwesterly property corner of property as conveyed to Maude Robinson Hopkins as of record in Deed Book 6982, page 915 of the Register's Office of Davidson County, Tennessee;

Thence, leaving said iron rod and along the northerly property line of land as conveyed to Riverfront Development Limited Partnership, as of record in Deed Book 9267, page 664 of the Register's Office of Davidson County, Tennessee, along said line, S 40 deg. 25 min. 00 sec. W, a distance of 377.5 feet to an iron rod;

Thence, continuing along the westerly property line of Riverfront Shopping Center the following calls: S 48 deg. 12 min. 50 sec. E, a distance of 478.43 feet to an iron rod; S 40 deg. 52 min. 53 sec. W, a distance of 46.54 feet to an iron rod; S 48 deg. 03 min. 45 sec. E, a distance of 125.92 feet to an iron rod; S 45 deg. 13 min. 13 sec. W, a distance of 93.6 feet to an iron rod; S 49 deg. 13 min. 15 sec. E, a distance of 1342.87 feet to an iron rod;

Thence, leaving the westerly property line of Riverfront Shopping Center and proceeding along the northerly property line of Waterford Subdivision as of record in Plat Book 7900, page 412, along a line S 40 deg. 02 min. 26 sec. W, a distance of 1971.0 feet to a point along the Cumberland River;

Thence, proceeding along the river the following calls: N 44 deg. 58 min. 59 sec. W, a distance of 47.56 feet to a point; N 34 deg. 59 min. 31 sec. W, a distance of 153.77 feet to a point; N 43 deg. 43 min. 34 sec. W, a distance of 302.18 feet to a point; N 41 deg. 52 min. 37 sec. W, a distance of 363.62 feet to a point; N 43 deg. 17 min. 11 sec. W, a distance of 131.73 feet to a point;

Thence, leaving the Cumberland River and proceeding along the southerly property line of Burnice E. Elemmons, etux, as of record in Deed Book 2143, page 19 of the Register's Office of Davidson County, Tennessee; along a line N 04 deg. 40 min. 24 sec. E, a distance of 1619.31 feet to an iron rod located in the southwesterly property corner of land as conveyed to Maude Robinson Hopkins and Muriel Robinson as of record in Deed Book 10655, page 611 of the Register's Office of Davidson County, Tennessee; thence proceeding along the southerly property line of said lands the following calls: N 40 deg. 26 min. 10 sec. E, a distance of 611.38 feet to a point; N 49 deg. 36 min. 28 sec. W, a distance of 40.98 feet to a point; N 40 deg. 36 min. 47 sec. E, a distance of 275.82 feet to a point; N 44 deg. 01 min. 41 sec. W, a distance of 118.62 feet to a point; N 40 deg. 09 min. 26 sec. E, a distance of 169.32 feet to a point in the westerly property line of aforementioned Maude Robinson Hopkins land, and proceeding along said westerly line, S 46 deg. 36

min. 15 sec. E, a distance of 141.12 feet, the point of beginning and containing 71.11 acres, more or less, according to a survey prepared by Steven D. Delle, Tennessee License No. 1710, Dale & Associates, 516 Heather Place, Nashville, TN 37204, dated August 30, 2006.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM:
Beginning at an iron rod in the northeast corner of the Maude Robinson Hopkins, etal, property as described in Deed Book 6727, page 474, RODC, and being the southeast corner of the Maude R. Hopkins property as described in Instrument No. 20060913-0113280, RODC, also being in the west line of the Maude Robinson Hopkins property as described in Deed Book 6982, page 915, RODC; thence, with Hopkins west line, S 46 deg. 36 min. 15 sec. East, 141.12 feet to an iron rod in the north line of the Riverfront Development Limited Partnership property as described in Deed Book 9267, page 664, RODC; thence, with Riverfront's north line, S 40 deg. 25 min. 00 sec. West, 377.50 feet to an iron rod; thence, with Riverfront's west line, S 48 deg. 12 min. 50 sec. East, 17.96 feet to an new iron rod; thence, with a new line through the Maude Robinson Hopkins, etal, property, S 40 deg. 26 min. 10 sec. West, 71.34 feet to an iron rod in the line dividing the two Maude Robinson Hopkins properties,- thence, with said line, N 49 deg. 36 min. 28 sec. West, 40.98 feet to an iron rod; thence, N 40 deg. 36 min. 47 sec. East, 275.82 feet to an iron rod; thence, N 44 deg. 01 min. 41 sec. West, 118.62 feet to an iron rod; thence, N 40 deg. 09 min. 26 sec. East, 169.32 feet to the point of beginning and containing 31722 square fee or 0.728 acres, more or less, as described by a survey prepared by Steven D. Delle, TN No. 1710, Delle Land Surveying Company, Inc., 408 Nesbitt Lane, Madison, TN 37115, dated October 24, 2007.

Being the same property conveyed to Dorris B. Calvin, Jr and wife, Ruby Sandra Calvin, a 1/2 undivided interest and James R. Criswell by Warranty Deed from Maude Robinson Hopkins and Muriel Robinson and Lana C. Robinson of record in Instrument No. 20071121-0136557, Register's Office for Davidson County, Tennessee, dated November 13, 2007 and recorded on November 11, 2007.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Martingale Drive, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1 DAY OF FEBRUARY, 2023.

Dorris B. Calvin

Ruby Sandra Calvin

James R. Criswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORRIS B. CALVIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of February, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBY SANDRA CALVIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of February, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. CRISWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of February, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212