THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-04-476

Karen Johnson Davidson County
Batch# 998474 DEEDWARR
05/02/2023 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $13,875.00
20230502-0032383

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Southhead Ventures LLC, a Delaware limited liability company 109 Royal Palm Way Palm Beach, FL 33480	Same as New Owner	Map/Parcel 177 00 0 045.00 (Davidson) 023-068.01 (Williamson)

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Postma Tennessee LLC, a Tennessee limited liability company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Southhead Ventures LLC, a Delaware limited liability company** , ("Grantee") all of our/my right, title and interest in and to that certain real property known as 9000 Old Harding Pike, Franklin, TN 37064 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Being a tract of land as shown on property map 177, assessor's office and lying within the 1st Civil District of Williamson County, and 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by Old Harding Road and Samuel Dewitt McGee on the East; William L. Vick; Carl A Kent; Don M. Bowlin, Jr.; Boyd D. Stearns; Marshall G. Neely, III and Emory L. Linton on the South; Emory L. Linton on the West; Alan A. Costa; Nancy Nichols Schwartz; Esmaeil W. Sharif Mohammadpour; John P. Chaffin and Tyoan/Hammond's 15.82 Tract on the North, more particularly described as follows:

Beginning at an iron pin set on the North West side of Old Harding Road in Davidson County, Tennessee, the South East corner of William L. Vick (Ref. instrument #20120413-0031740 R.O.D.C. Property Map 177 parcel 9) thence with Vick's East and North lines N 26°25'41" W passing a witness iron pin set at 913.49' in all 983.49' to a point in the center of South Harpeth River; thence running up the center of South Harpeth River with the North lines of William L. Vick; Carl A. Kent (Ref. Deed Book 7474, page 252, R.O.D.C.); Don M. Bowlin, Jr. (Ref. Deed Book 10822, page 375, R.O.D.C), Boyd D. Stearns (Ref. Deed Book 6235, page 144 R.O.D.C.) for the following 3 calls to points; S 66° 58' 08" W 223.76'; S 56° 31' 02" W 386.26'; S 51° 45' 55" W 311.16' to the North East corner of Marshall G. Neely III (Ref. Deed Book 9737, page 69, R.O.D.C.) thence with Neely's North line continuing with the center of South Harpeth River S 54° 52' 04" W passing the Williamson County line at approximately 300' in all 975.24' to a point in the North line of Emory L. Linton (Ref. Deed Book 51, page 182, R.O.W.C.); thence leaving the river with Linton's North and East lines N 86°06' 54" W passing a witness iron pin set at 270.46' in all 1752.71' to an existing iron pin labeled "Chapdelaine"; thence N 03° 49' 24" E 1599.94' to an existing iron pin, the South West corner of Alan A. Costa (Ref. Plat Book 58, page 21, R.O.W.C.) thence leaving Linton and with Costa's South line S 84° 16' 44" E 244.48' to an existing iron pin, the South West corner of a second Costa tract (Ref. Plat Book 43, page 134, R.O.W.C.); thence S 86° 14' 41" E 327.80' to an existing iron pin, a South Westerly corner of the aforementioned Plat Book 58, page 21, R.O.W.C.; thence S 86° 11' 31" E, 403.11' to an existing iron pin at an iron stake, the South West corner of the Nancy Nichols Schwartz Revocable Trust (Ref. Deed Book 4122, page 904, R.O.W.C.); thence leaving Costa and with Schwartz's South line S 86° 11' 25" E 818.91' to an existing iron pin; thence S 86° 04' 51" E crossing the Davidson County line at approximately 160' in all 352.74' to an existing iron pin, the South West corner of Ismaeil M. Sharif Mohammadpour (Ref. Deed Book 11076, page 770, R.O.D.C.); thence S 87° 49' 56" E 178.51' to an existing iron pin, the South West corner of John P. Chaffin (Ref. Deed Book 9454, page 63, R.O.D.C.); thence with Chaffin's South and East lines S 86° 31' 40" E 175.69' to a red paint planted stone, the South West corner of a Tyoan/Hammond 15.82 Tract to

Samuel D. Dewitt; thence with a new line and said 15.82 acres South line S 73° 10' 37" E crossing the South Harpeth River at 1060' in all 1147.24' to an existing witness iron pin on the South side of South Harpeth River and being in the West line of Samuel Dewitt McGee (Ref. Instrument #20080829-88919, R.O.D.C.); thence with McGee's West line S 28° 42' 02" E passing a witness iron pin at 696.74' in all 723.38' to a point in the center of Old Harding Road; thence leaving McGee and with the center of Old Harding Road with a curve to the left having the following characteristics; Delta= 09° 13' 15"; Radius= 709.79'; Arc= 114.23'; Tangent = 57.24'; Chord= S 36°06'21" W 114.11' to a point; thence S 31° 29' 43" W 399.50' to a point; thence N 26° 25' 41" W 29.50' to the point of beginning, containing 106.03 acres according to a survey by Randolph L. Chapdelaine RLS # 1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated March 30, 2014.

Being the same property conveyed to Donald K. Lawrence and Kathryn M. Lawrence, husband and wife, by Warranty Deed from Anne K. McGee Tyoan and Paul Abdulqader Tyoan a/k/a Paul Abdel-qader Tyoan, wife and husband, and Donna Hammonds Hayes f/k/a Donna Judith Hammonds, a married woman, of record in Instrument No. 20150227-0017268, in the Register's Office of Davidson County, Tennessee, dated February 25, 2015 and recorded on February 27, 2015.

Being the same property conveyed to Donald K. Lawrence and wife, Kathryn M. Lawrence, by Quitclaim Deed to Combine Tax ID Parcels from Donald K. Lawrence and Kathryn M. Lawrence, husband and wife, of record in Instrument No. 20160630-0066898, in the Register's Office of Davidson County, Tennessee, dated June 28, 2016 and recorded on June 30, 2016.

Being the same property conveyed to Postma Tennessee LLC, a Tennessee limited liability company, by Warranty Deed from Donald K. Lawrence and Kathryn M. Lawrence, husband and wife, of record in Book 8489, Page 450, in the Register's Office of Williamson County, Tennessee, dated March 25, 2021 and recorded on March 29, 2021.

Being the same property conveyed to Postma Tennessee LLC, a Tennessee limited liability company, by Warranty Deed from Donald K. Lawrence and Kathryn M. Lawrence, husband and wife, of record in Instrument No. 20221103-0118624, in the Register's Office of Davidson County, Tennessee, dated March 25, 2021 and recorded on November 03, 2022.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1st day of May, 2023.

Postma Tennessee LLC, a Tennessee limited liability company

By: Brad A. Postma Declaration of Trust

By: Brad A. Postma TRUSTEE
Brad A. Postma, Trustee

By: Lara B. Postma Declaration of Trust

By: Lara B. Postma Trustee
Lara B. Postma, Trustee

STATE OF Illinois
COUNTY OF Will

Before me, a Notary of the state and county mentioned, personally appeared Postma Tennessee LLC, a Tennessee limited liability company, by Brad A. Postma, Trustee of the Brad A. Postma Declaration of Trust, and Lara B. Postma, Trustee of the Lara B. Postma Declaration of Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Members of Postma Tennessee LLC, a Tennessee limited liability company, the within named bargainor, and that such Brad A. Postma, Trustee of the Brad A. Postma Declaration of Trust, and Lara B. Postma, Trustee of the Lara B. Postma Declaration of Trust as such Members, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 1st day of May, 2023.

Janee Walton
Notary Signature

Printed Name: Janee Walton

My commission expires: 11-26-2023

OFFICIAL SEAL
JANEE WALTON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov 26, 2023

AFFIDAVIT OF VALUE

STATE OF Illinois)
COUNTY OF Will)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 3,750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lara B. Postma
AFFIANT

Sworn to and subscribed before me this 1 day of May, 2023.

Janee Walton
Notary Public
My commission expires: 11-26-2023

OFFICIAL SEAL
JANEE WALTON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov 26, 2023

Certificate of Authenticity

I, Holly Ray, 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 05/01/23.

Date

Holly Ray
Affiant Signature

05/02/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2023.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

