1st

Karen Johnson Davidson County
Batch# 1045615 DEEDWARRSP
09/01/2023 01:25:30 PM 8 pgs
Fees: $43.00 Taxes: $22,200.00
20230901-0068908

This instrument was prepared by:
James E. Spruill, Esq.
c/o Fidelity National Title Insurance Company
6840 Carothers Pkwy, Suite 200
Franklin, TN 37067

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
The Preserve at Hickory Woods LLC 14114 N. Dallas Parkway Suite 240 Dallas, TX 75254	New Owner	176-00-0 / 033.00 and 175-00-0 / 167.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Hickory Woods Senior Living, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto The Preserve at Hickory Woods LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A".

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered

except as set forth hereinabove and as listed on Exhibit "B" attached hereto.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of August, 2023.

Hickory Woods Senior Living, LLC, a Tennessee limited liability company

By: JAMP HICKORY WOODS, LP, a Texas limited partnership, its Manager

By: JAMP Enterprises, LLC, a Texas limited liability company, its General Partner

By: _____
J. Brady Giddens, President

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J. Brady Giddens, 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 President of JAMP Enterprises, LLC, a Texas limited liability company, the General Partner of JAMP HICKORY WOODS, LP, a Texas limited partnership, the Manager of Hickory Woods Senior Living, LLC, a Tennessee limited liability company, and that he, in such capacity, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President of JAMP Enterprises, LLC, a Texas limited liability company, the General Partner of JAMP HICKORY WOODS, LP, a Texas limited partnership, the Manager of Hickory Woods Senior Living, LLC, a Tennessee limited liability company.

Witness my hand, at office, this 31st day of August, 2023.

_____
Notary Public

My Commission Expires: 03-02-2027

NOTARY PUBLIC STATE OF TEXAS
GUILLERMO FONSECA
Notary ID #134230456
My Commission Expires
March 2, 2027

EXHIBIT A

Tract I:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hickory Woods West of record in Plat at Instrument No. 20070130-0012384, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located East of Murfreesboro Pike and South of Lavergne-Couchville Pike and being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Murfreesboro Pike, said point being southeasterly 1396.46 feet along said right-of-way line from the intersection of the centerline of Lavergne-Couchville Pike and said right-of-way line, said point also being the Southwest corner of the following described tract;

Thence, with said northerly right-of-way line North 47 deg. 28 min. 26 sec. West, 414.42 feet to a point at the intersection of said easterly right-of-way line and the southerly line of Hickory Woods Drive;

Thence, leaving said easterly line and with said southerly line along the arc of the curve to the right 37.99 feet, said curve having a radius of 25.00 feet, a central angle of 87 deg. 03 min. 27 sec. and a chord bearing and distance of North 03 deg. 56 min. 43 sec. West, 34.44 feet to a point;

Thence, with said southerly line, North 39 deg. 35 min. 01 sec. East, 111.05 feet to a point;

Thence, with said southerly line along the arc of a curve to the right 276.30 feet, said curve having a radius of 490.87 feet, a central angle of 32 deg. 15 min. 00 sec. and a chord bearing and distance of North 55 deg. 42 min. 31 sec. East, 272.66 feet to a point;

Thence, with said southerly line North 71 deg. 50 min. 01 sec. East, 226.98 feet to a point;

Thence, leaving said southerly line South 46 deg. 05 min. 58 sec. East 603.25 feet to a point in the centerline of Hurricane Creek;

Thence, with said centerline, South 64 deg. 15 min. 37 sec. West 82.75 feet to a point;

Thence, South 59 deg. 48 min. 56 sec. West 218.66 feet to a point;

Thence, South 80 deg. 52 min. 13 sec. West 379.83 feet to the POINT OF BEGINNING.

Being the same property conveyed to Hickory Woods Senior Living, LLC, a Tennessee limited liability company by Special Warranty Deed from TNMURF, LLC, a Tennessee limited liability company of record in Instrument No. 20170727-0076080, Register's Office for Davidson County, Tennessee, dated July 26, 2017 and recorded on July 27, 2017.

EXHIBIT B

1. Taxes for the year 2021-2022, a lien due and payable, and now delinquent.

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

3. Grant of Transmission Line Easement of record in Instrument Number 20020723-0088198, in the Register's Office for Davidson County, Tennessee. (Tracts I & II)

4. Subject to all matters shown on the Plan of record as Instrument Number 20070130-0012384, Register's Office of Davidson County, Tennessee. (Tract I)

5. Transmission Line Easements of record in Book 437, Page 24 and Book 437, Page 39, in the Register's Office for Davidson County, Tennessee. (Tract I)

6. Right of Way Agreement of record in Book 5909, Page 915, in the Register's Office for Davidson County, Tennessee. (Tract I)

7. Grant of Anchor Easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee. (Tract I)

8. Easement of record in Instrument Number 20181029-0107000, in the Register's Office for Davidson County, Tennessee. (Tract I)

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190115-0004264, in the Register's Office for Davidson County, Tennessee (Tract I)

10. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 884, Register's Office for Davidson County, Tennessee. (Tract II)

11. Agreement for Dedication of Easement for Sanitary Sewer Easement of record in Book 4435, Page 20, in the Register's Office for Davidson County, Tennessee. (Tract II)

12. Right of Way Easement of record in Book 5897, Page 209, in the Register's Office for Davidson County, Tennessee. (Tract II)

13. Agreements for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 6952, Page 830 and in Book 7145, Page 618, in the Register's Office for Davidson County, Tennessee. (Tract II)

14. Grant of Transmission Line Easement of record in Book 11376, Page 871 and Book 9632, Page 973, in the Register's Office for Davidson County, Tennessee. (Tract II)

15. Grant of Overhead Line Easement of record in Instrument Number 20100331-0024041, in the Register's Office for Davidson County, Tennessee. (Tract II)

16. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20221130-0125389, in the Register's Office for Davidson County, Tennessee. (Tract II)

17. Water (Riparian Rights) (Tract II) (a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Hurricane Creek without diminution or pollution and the consequence of any past or future change in the location of Hurricane Creek; (b) riparian rights incident to premises; (c) rights of upper and lower riparian owners in and to the waters of Hurricane Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution; (d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.

18. Easements and Licenses as referenced in Settlement Agreement and Release dated January 2022.

STATE OF Texas }
COUNTY OF Dallas }

The actual consideration or value, whichever is greater for this transfer is $6,000,000.00.

Affiant

Subscribed and sworn to before me this the 31 day of August, 2023.

Notary Public

My Commission Expires: 03-02-2027

GUILLERMO FONSECA
Notary ID #134230456
My Commission Expires
March 2, 2027

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 August 31, 2023 (date of document).

Affiant Signature

August 31, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of August, 2023.

Notary's Signature

My Commission Expires: 5/5/25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY