Karen Johnson Davidson County
Batch # 1121710 DEEDWARR
04/11/2024 11:45:31 AM 11 pgs
Fees: $58.00 Taxes: $6,309.83
20240411-0025825

PREPARED BY:
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
Ole South Properties, Inc.
262 Robert Rose Drive, Suite 300
Murfreesboro, TN 37129

SEND TAX BILLS TO:
New Owner

Map/Parcel
Tract I: 049-00-0-154.00
Tract II: 049-00-0-274.00
Tract III: 049-00-0-150.00
Tract IV: 049-00-0-148.00
Tract V: 049-00-0-323.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Cornerstone Land Company, a Tennessee general partnership ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto Ole South Properties, Inc., ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

See attached Exhibit A

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, restrictions, setback lines, easements and rights of way, and all matters of record.

TO HAVE AND TO HOLD the said real estate, together with all of the

appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the 2024 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 9 day of April, 2024.

"GRANTOR"
Cornerstone Land Company, a Tennessee general partnership

By: _____
John Floyd, Partner

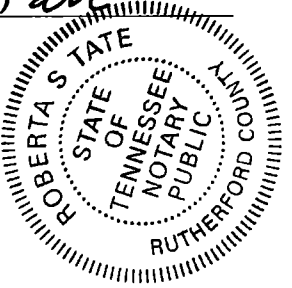
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Cornerstone Land Company, a Tennessee general partnership, the within named bargainor, and that he, as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership as Partner.

WITNESS MY HAND and official seal on this the 9 day of April, 2024.

Roberta S. Tate
NOTARY PUBLIC

My commission expires: 3-20-27



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,705,360.78, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 9 day of April, 2024.

Roberta S. Tate
NOTARY PUBLIC

My commission expires: 3-20-27

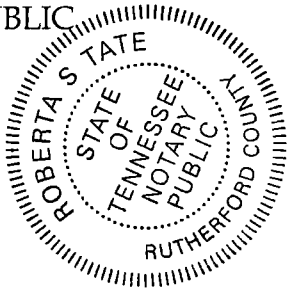


EXHIBIT A

TRACT I:

PARCEL 154

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing concrete Monument at the intersection of the Northerly Right-of-Way line of Green Lane, and the Easterly Right-of-Way line of Whites Creek Pike, said existing concrete monument being located at Northing: 693,691.54, Easting 1,727,618.42, on the state plane coordinate system
NAD-83(1990);

Thence leaving the Northerly Right-of-way line of Green Lane with the Easterly Right-of-Way line of Whites Creek Pike, North 30 degrees 09 minutes 05 seconds West, 305.47 feet to an existing concrete monument, at a corner common with the property of James Robert Eagin, Sr., as of record in Deed Book 7330, Page 753, at the Register's office for Davidson County, Tennessee.

Thence leaving the Easterly Right-of-Way line of Whites Creek Pike, with the Southerly property line of James Robert Eagin, Sr., North 60 degrees 41 minutes 57 seconds East, 1038.30 feet to an iron rod set;

Thence with the Easterly Property line of James Robert Eagin, Sr., North 31 degrees 26 minutes 04 seconds West, 452.27 feet to an existing iron rod at a corner common with the property of James D. Bean, ET UX, as of record in Deed Book 4944, Page 424, at the Register's office for Davidson County, Tennessee, and with the property of Latonya R. Martin, as of record in Deed Book 11519, Page 43, at the Register's Office for Davidson County, Tennessee;

Thence with the Easterly property line of Latonya R. Martin, North 27 degrees 02 minutes 21 seconds West, 90.18 feet to an existing iron rod, at a corner common with the property of Ira W. Flair, ET UX, as of record in Deed Book 5179, Page 828, at the Register's office for Davidson County, Tennessee;

Thence with the Easterly Property line of Ira W. Flair, ET UX, North 34 degrees 16 minutes 56 seconds West, 54.87 feet to an existing iron rod, at a corner common with the property of Lorene G. Whitmer, as of record in Deed Book 2965, Page 439, at the Register's Office for Davidson County, Tennessee;

Thence with the Easterly property line of Lorene G. Whitmer, North 29 degrees 34 minutes 19 seconds West, 398.34 feet to an existing iron rod at a corner common with the property of Ira W. Flair, ET UX, as of record in Deed Book 7048, Page 779, at the Register's Office for Davidson County, Tennessee, and with the property of Sandra Kaye Lowe & Phillip Claiborne, as of record in Deed Book 10891, Page 455, at the Register's Office for Davidson County, Tennessee;

Thence with the Easterly property line of Sandra Kaye Lowe and Phillip Claiborne, North 31 degrees 49 minutes 57 seconds West, 99.02 feet to an existing iron rod, at a corner common with the property of James D, Trotter, ET UX, as of record in Deed Book 6270, Page 382, at the Register's Office for Davidson County, Tennessee;

Thence with the Easterly property line of James D. Trotter, ET UX, North 31 degrees 49 minutes 57 seconds West, 100.00 feet to an iron rod set;

Thence with the Northerly property line of James D. Trotter, ET UX, South 60 degrees 46 minutes 55 seconds West, 998.31 feet to an iron rod set in the Easterly Right-of-Way line of Whites Creek Pike;

Thence with the Easterly Right-of-Way line of Whites Creek Pike, North 27 degrees 38 minutes 24 seconds West, 148.97 feet to an iron rod set, at a corner common with William W. Wadley, as of record in Deed Book 5650, Page 691, at the Register's Office for Davidson County, Tennessee;

Thence leaving the Easterly Right-of-Way line of Whites Creek Pike, with the Southerly property line of William W. Wadley, North 60 degrees 47 minutes 05 seconds East, 995.87 feet to an existing iron rod;

Thence with the Easterly property line of William W. Wadley, North 29 degrees 58 minutes 54 seconds West, 299.33 feet to an existing iron rod at a corner common with the property of Keith D. and Tonia C. Summerville, as of record in Deed Book 9421, Page 822, at the Register's Office for Davidson County, Tennessee, and with the property of James W. Clifton, ET UX, as of record in Deed Book 1372, Page 330, at the Register's Office for Davidson County, Tennessee;

Thence with the Easterly property line of James W. Clifton, ET UX, North 30 degrees 12 minutes 25 seconds West, 152.84 feet to an existing iron rod, at a corner common with the property of James D. Cook, ET UX, as of record in Deed Book 4919, Page 3, at the Register's Office for Davidson County, Tennessee, and with the property of Jane D. Parmley and Howard Scott, as of record in Deed Book 10535, Page 509, at the Register's Office for Davidson County, Tennessee;

Thence with the Easterly property line of Jane D. Parmley and Howard Scott, North 07 degrees 41 minutes 21 seconds East, 280.70 feet to an existing iron rod at a corner common with the property of Margaret E. Mager, as of record in Deed Book 8207, Page 456, at the Register's Office for Davidson County, Tennessee;

Thence with the Southerly property line of Margaret E. Mager, South 82 degrees 52 minutes 44 seconds East, 949.29 feet to an existing iron rod;

Thence South 83 degrees 04 minutes 34 seconds East, 1221.09 feet to an existing iron rod;
Thence South 83 degrees 28 minutes 33 seconds East, 1046.75 feet to an existing iron rod, in the Westerly property line of William Henry Sadler, as of record in Deed Book 10357, Page 246, at the Register's Office for Davidson County, Tennessee;

Thence with the Westerly property line of William Henry Sadler, South 14 degrees 06 minutes 02 seconds East, 221.93 feet to an existing iron rod at a corner common with the property of Newton L. Knight, Jr., and Helen C. Kemp, as of record in Deed Book 5184, Page 95, at the Register's Office for Davidson County, Tennessee, and with the property of Rita C. Allen, as of record in Deed Book 11431, Page 655, at the Register's Office for Davidson County, Tennessee;

Thence with the Westerly property line of Rita C. Allen, South 14 degrees 34 minutes 14 seconds East,
114.20 feet to a point, at a corner common with the property of Charles W. Hawkins III, as of record in Deed Book 8178, Page 698, at the Register's Office for Davidson County, Tennessee;

Thence with the Northerly property line of Charles W. Hawkins, North 86 degrees 54 minutes 02 seconds West 558.41 feet to an iron rod set, at a corner common with the subdivision plat of Deer Meadows, Phase I, as of record in Plat Book 5800, Page 270, at the Register's Office for Davidson County, Tennessee;

Thence with subdivision of Deer Meadows, Phase I for the following four calls; North 86 degrees 44 minutes 02 seconds West, 50.00 feet to an iron rod set; South 03 degrees 15 minutes 58 seconds West, 226.99 feet to an iron rod set;
With a curve to the left, along an arc length of 39.27 feet, the central angle of which is 90 degrees 00 minutes 00 seconds, the radius of which is 25.00 feet, the chord of which is North 41 degrees 44 minutes 02 seconds West, 35.36 feet to an iron rod set;
North 86 degrees 44 minutes 02 seconds West, 76.50 feet to an iron rod set, at a corner common with the subdivision of Deer Meadows, Phase II, as of record in Plat Book 6250, Page 280, at the Register's Office for Davidson County, Tennessee;

Thence with the subdivision of Deer Meadows, Phase II for the following eighteen calls; South 03 degrees 15 minutes 58 seconds West, 100.00 feet to an iron rod set;

South 25 degrees 53 minutes 39 seconds West, 48.65 feet to an iron rod set; North 86 degrees 43 minutes 12 seconds West, 211.75 feet to an iron rod set; South 78 degrees 09 minutes 20 seconds West, 162.73 feet to an iron rod set; South 62 degrees 45 minutes 37 seconds West, 302.60 feet to an iron rod set; South 66 degrees 14 minutes 18 seconds West, 246.55 feet to an iron rod set; South 72 degrees 43 minutes 08 seconds West, 184.24 feet to an iron rod set;

With a curve to the left, along an arc length of 29.14 feet, the central angle of which is 04 degrees 10 minutes 25 seconds, the radius of which is 400.00 feet, the Chord of which is South 19 degrees 22 minutes 03 seconds East, 29.13 feet to an iron rod set;

South 68 degrees 32 minutes 46 seconds West, 115.10 feet to an iron rod set; North 68 degrees 06 minutes 22 seconds West, 51.20 feet to an iron rod set; South 73 degrees 42 minutes 19 seconds West, 143.79 feet to an iron rod set; North 85 degrees 48 minutes 10 seconds West, 69.81 feet to an iron rod set; South 11 degrees 20 minutes 30 seconds West, 147.07 feet to an iron rod set; North 82 degrees 22 minutes 23 seconds West, 14.18 feet to an iron rod set; South 11 degrees 24 minutes 01 seconds West, 155.00 feet to an iron rod set; South 82 degrees 14 minutes 10 seconds West, 34.89 feet to an iron rod set; South 10 degrees 45 minutes 50 Seconds East, 37.00 feet to an iron rod set;
South 35 degrees 45 minutes 50 seconds East, 149.27 feet to an iron rod set, at a corner common with the property of Dan and Jeannie Duer, as of record in Deed Book 10277, Page 652, at the Register's Office for Davidson County, Tennessee;

Thence with the Northerly property line of Dan and Jeannie Duer, South 81 degrees 01 minutes 41 seconds West, 122.18 feet to an iron rod set at a corner common with the property of David M. Dunn, as of record in Deed Book 6948, Page 442, at the Register's Office for Davidson County, Tennessee;

Thence with the Westerly property line of David M. Dunn, South 08 degrees 23 minutes 56 seconds East,
575.00 feet to an iron rod set, in the Northerly Right-of-Way line of Green Lane;
Thence with the Northerly Right-of-Way line of Green Lane, South 81 degrees 48 minutes 26 seconds West, 977.51 feet to the point of Beginning, Containing 3,643,109 square feet or 83.634 acres more or less.

TRACT II:

PARCEL 274

Being a tract of land lying in Davidson County, Tennessee, also being the reserved Parcel for Future Development, as of record in Plat Book 5190, Page 418, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the Westerly property line of the Metropolitan Government, as of record in Deed Book 4003, Page 687, at the Register's Office for Davidson County, Tennessee, at a corner common with the property line of Charles W. Hawkins, III, as of record in Deed Book 9795, Page 726, at the Register's Office for Davidson County, Tennessee, said iron rod set being located North 13 degrees 54 minutes 59 seconds West, 566.05 feet along the common line between the Metropolitan Government and Charles W. Hawkins, III, from the intersection with the Northerly Right-of-Way line of Green Lane, said iron rod set also being located at Northing: 694,450.97, Easting: 1,731,044.85, on the state plane coordinate system NAD-83(1990);

Thence with the Northerly property line of Charles W. Hawkins, III, North 82 degrees 04 minutes 38 seconds West, 408.16 Feet to an Existing iron rod at a corner common with the property of Wayne P. Farrar and Ada Farrar, as of record in Deed Book 4497, Page 885, at the Register's Office for Davidson County, Tennessee;

Thence with the Northerly property line of Wayne P. Farrar and Ada Farrar, North 81 degrees 06 minutes 19 seconds West, 199.79 feet to an existing concrete monument, at a corner common with the property of Mrs. Irma Fish, as of record in Deed Book 2637, Page 353, at the Register's Office for Davidson County, Tennessee, and with the Subdivision Plat of Deer Meadows, Phase I, as of record in Plat Book 5800, Page 270, at the Register's Office for Davidson County, Tennessee;
Thence with the Subdivision Plat of Deer Meadows, Phase I, for the following four calls;

South 70 degrees 35 minutes 58 seconds West, 101.45 feet to an existing concrete monument; North 19 degrees 24 minutes 02 seconds West, 438.12 feet to an iron rod set; With a curve to the right, along an arc length of 108.79 feet, the central angle of which is 22 degrees 40 minutes 00 second, the radius of which is 275.00 feet, the chord of which is North 08 degrees 04 minutes 02 seconds West, 108.08 feet to an iron rod set;
North 03 degrees 15 minutes 58 seconds East, 588.07 feet to an iron rod set, at a corner common with the property of Charles W. Hawkins, III, as of record in Deed Book 7772, Page 399, at the Register's Office for Davidson County, Tennessee;

Thence with the Southerly property line of Charles W. Hawkins, III, South 86 degrees 54 minutes 02 seconds East, 558.41 feet to a point in the Westerly property line of Rita C. Allen, as of Record in Deed Book 11431, Page 655, at the Register's Office for Davidson County, Tennessee;

Thence with the Westerly Property line of Rita C. Allen, South 14 degrees 34 minutes 14 seconds East, 348.84 feet to a point at a corner common with the property of Charles W. Hawkins, III, as of record in Deed Book 9812, Page 726, at the Register's Office for Davidson County, Tennessee;

Thence with the Westerly property line of Charles W. Hawkins, III, South 12 degrees 43 minutes 57 seconds East, 813.00 feet to the point of Beginning. Containing 745,760 square feet or 17.120 acres more or less.

TRACT III:

PARCEL 150

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows;
Beginning at an iron rod set, in the Northerly Right-of-Way line of Green Lane, at a corner common with the property of the Metropolitan Government, as of record in Deed Book 4003, Page 687, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 693,901.53, Easting: 1,731,180.99 on the state plane coordinate system NAD-83(1990);

Thence with the Northerly Right-of-Way line of Green Lane, North 82 degrees 16 minutes 29 seconds West, 397.61 feet to an iron rod set at a corner common with the property of Wayne P. Farrar and Ada Farrar, as of record in Deed Book 4497, Page 885, at the Register's Office for Davidson County, Tennessee;

Thence with the Easterly property line of Wayne P. Farrar and Ada Farrar, North 14 degrees 50 minutes 54 seconds West, 571.33 feet to an existing iron rod at a corner common with the property of Charles W. Hawkins, III, as of record in Deed Book 8178, Page 698, at the Register's Office for Davidson County, Tennessee;

Thence with the Southerly property line of Charles W. Hawkins, III, South 82 degrees 04 minutes 38 seconds East, 408.16 feet to an iron rod set, at a corner common with the Metropolitan Government;

Thence with the Westerly property line of the Metropolitan Government, South 13 degrees 54 minutes 59 seconds East, 566.05 feet to the point of Beginning. Containing 212,110 Square feet or 4.869 acres more or less.

TRACT IV:

PARCEL 148

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing concrete monument, in the Westerly Right-of-Way line of Knight Road, at a corner common with the property of the Metropolitan Government, as of record in Deed Book 4003, Page 687, at the Register's Office for Davidson County, Tennessee, said existing concrete monument being located at Northing: 695,058.83, Easting: 1,731,840.21 on the state plane coordinate system NAD-83 (1990);

Thence leaving the Westerly Right-of-Way line of Knight Road, with the Northerly property line of the Metropolitan Government, North 87 degrees 30 minutes 05 seconds West, 942.89 feet to an existing concrete monument in the Easterly property line of Charles W. Hawkins, III, as of record in Deed Book 8178, Page 698, at the Register's Office for Davidson County, Tennessee;

Thence with the Easterly property line of Charles W. Hawkins, III, North 12 degrees 43 minutes 57 seconds West, 147.68 feet to a point;

Thence North 14 degrees 34 minutes 14 seconds West, 131.76 feet to an iron rod set at a corner common with the property of John Gant, as of record in Deed Book 6333, Page 304, at the Register's Office for Davidson County, Tennessee; Thence with the Southerly property line of John Gant, South 89 degrees 30 minutes 35 seconds East, 878.98 feet to an existing iron rod at a corner common with the property of Charles W. Hawkins, III, as of record in Deed Book 9812, Page 726, at the Register's Office for Davidson County, Tennessee;

Thence with the Westerly property line of Charles W. Hawkins, III, South 07 degrees 30 minutes 05 seconds West, 101.66 feet to an existing iron rod;

Thence with the Southerly property line of Charles W. Hawkins, III, South 82 degrees 29 minutes 55 seconds East, 169.47 feet to an existing iron rod in the Westerly Right-of-Way line of Knight Road;

Thence with the Westerly Right-of-Way line of Knight Road, South 08 degrees 07 minutes 14 seconds West, 184.08 feet to the point of beginning. Containing 266,950 square feet or 6.128 acres more or less.

TRACT V:

PARCEL 323

Land in Davidson County, Tennessee being Lot No. 1 on the Final Plat of Chandler Subdivision as of record in Plat Book 8250, Page 338, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal

description.

Less and except that portion sold at Instrument No. 20150311-0020898 and that property shown on Plat of record at Instrument No. 20170203-0011914.

Being a portion of the same property conveyed to Cornerstone Land Company, a Tennessee general partnership composed of Dino Roberts and John Floyd by Warranty Deed from The Vanderbilt University of record in Instrument No. 20060605-0065987, Register's Office for Davidson County, Tennessee, dated June 1, 2006 and recorded on June 5, 2006.