Karen Johnson Davidson County
Batch# 1123192 DEEDWARR
04/16/2024 08:15:30 AM 13 pgs
Fees: $68.00 Taxes: $27,750.00
20240416-0026903

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| The Farm Nashville, LLC<br>7350 E. Evans Road, Building D<br>Scottsdale, AZ 85260 | 049 00 0 148.00<br>049 00 0 150.00<br>049 00 0 154.00<br>049 00 0 274.00<br>049 00 0 323.00 | Same as New Owner |
| This instrument prepared by:<br>Maynard Nexsen PC (EBH), 1131 4th Ave. South, Suite 320, Nashville, TN 37210 | | |

# GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Ole South Properties, Inc.,** a Tennessee corporation ("Grantor"), have bargained and sold, and by these presents do transfer and convey to **The Farm Nashville, LLC**, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, certain real property in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and any other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is unimproved property known as Whites Creek Pike, Nashville, Tennessee 37207 ("Tract I"); Tisdall Drive, Whites Creek, Tennessee 37189 ("Tract II"); 420 Green Lane, Whites Creek, Tennessee 37189 ("Tract III"); Knight Drive, Whites Creek, Tennessee 37189 ("Tract IV"); and 3448 Knight Drive, Whites Creek, Tennessee 37189 ("Tract V").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except the Permitted Encumbrances.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

[*Oath of Consideration on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Deed this 15th day of April, 2024.

**GRANTOR:**

**OLE SOUTH PROPERTIES, INC.**, a Tennessee corporation

By: _____
John D. Floyd, President

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **John D. Floyd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges he is the President of Ole South Properties, Inc., a Tennessee corporation, the within named bargainor, and as such officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing his name as such officer.

Witness my hand, at office, this 12th day of April, 2024.

_____
Notary Public
My commission expires: 1-19-25

(Seal) JEFFREY L. REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

## EXHIBIT A

## LEGAL DESCRIPTION

**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.

**INCLUDED IN THE ABOVE TRACT DESCRIPTIONS, BUT EXPRESSLY EXCLUDED IS that portion of property 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.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee corporation, from Cornerstone Land Company by Warranty Deed of record in Instrument No. 20240411-0025825, in the Register's Office for Davidson County, Tennessee.

## EXHIBIT B

### PERMITTED ENCUMBRANCES

1. Real property taxes for the year 2024; a lien, not yet due or payable.
2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20221208-0127839, in the Register's Office for Davidson County, Tennessee (as to Tracts II and III).
3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7492, Page 486, in the Register's Office for Davidson County, Tennessee (as to Tract I).
4. Rights of Tenant Crown Castle PT Inc., under that certain unrecorded Option and Lease Agreement dated November 17, 1997 as evidenced by Memorandum of Lease of record in Book 10792, Page 432, as assigned by the Assignment and Assumption of record at Book 11520, Page 638 and Book 11520, Page 653; and as amended by the Agreement and Memorandum of First Amendment to Option and Lease Agreement of record at Instrument No. 20100113-0003170, in the Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease (as to Tract I).
5. Subject to all matters shown on the Plan of record in Plat Book 5190, Page 418, Register's Office for Davidson County, Tennessee, shown on the Survey (as to Tract II).
6. Approval by Metropolitan Board of Health of record in Book 6041, Page 966, in the Register's Office for Davidson County, Tennessee (as to Tract III).
7. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7573, Page 147, in the Register's Office for Davidson County, Tennessee, shown on the Survey (as to Tract IV).
8. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 338, Register's Office for Davidson County, Tennessee, shown on the Survey (as to Tracts IV and V).

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, which is greater, for this transfer is $7,500,000.00.

Affiant

Subscribed and sworn to before me this 12th day of April, 2024.

JEFFREY L. REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 1-19-25

[*Signatures on Following Page*]

**Tennessee Certification of Electronic Document**

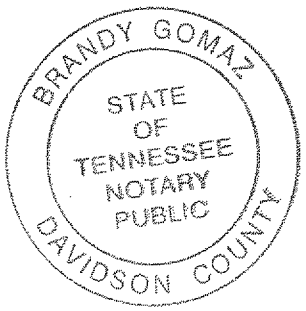
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 12, 2024 (date of document).

Affiant Signature

April 12, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of April, 2024.




Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25