

March 28, 2023

VIA ELECTRONIC FILING

Hon. Herbert H. Hilliard, Chairman
c/o Ectory Lawless, Docket Room Manager
Tennessee Public Utility Commission
502 Deaderick Street, 4th Floor
Nashville, TN 37243
TPUC.DocketRoom@tn.gov

Electronically Filed in TPUC Docket
Room on March 28, 2023 at 2:40 p.m.

RE: *Limestone Water Utility Operating Company, LLC's Notice of Extension of Service to Contiguous Territory to Serve the Wilson, Garrett, Bilbrey and Killen Parcels Pursuant to Tennessee Public Utility Commission Rule 1220-04-01-.13*
TPUC Docket No. 23-00020

Dear Chairman Hilliard:

In support of Limestone Water Utility Operating Company, LLC's *Notice of Extension of Service to Contiguous Territory to Serve the Wilson, Garrett, Bilbrey and Killen Parcels Pursuant to Tennessee Public Utility Commission Rule 1220-04-01-.13* and in response to the Commission's Data Request, Limestone submits the information below and attached.

Request No. 1:

Please confirm that the "Wilson Parcels," "Garrett Parcel," "Bilbrey Parcel," and "Killen Parcels" in Williamson County, Tennessee are owned by the developer of the Troubadour residential community.

Response to Request No. 1:

Arrington Property Holdings, LLC ("APH") is the developer of the Troubadour residential community, and the owner of the extension parcels and of property contiguous to the extension parcels. For the Wilson Parcels, attached are (a) the deed to APH of the parcels and (b) the survey of the parcels when acquired by APH. The survey shows the Wilson Parcels, on part of the northern boundary and part of the eastern boundary, to be contiguous to the Hideaway Development, LLC, property, Map 136, Parcel 12.03. The Map 136, Parcel 12.03, property was acquired by APH, as shown by the attached tax card.

For the Garrett Parcel, attached are (a) the deed to APH of the parcel and (b) the survey of the parcel when acquired by APH. The survey shows the Garrett Parcel, on the western boundary, to be contiguous to the APH property.

For the Bilbrey Parcel, attached are (a) the deed to APH of the parcel and (b) the survey of the parcel when acquired by APH. The survey shows the Bilbrey Parcel, on the northern boundary, to be contiguous to the APH property.

For the Killen Parcels, attached are (a) the deed to APH of the parcels and (b) the survey of the parcels when acquired by APH. The survey shows the Killen Parcels, on the northern boundary and on the western boundary, to be contiguous to the APH property.

APH continues to be the owner of the Wilson Parcels, the Garrett Parcel, the Bilbrey Parcel and the Killen Parcels, and APH continues to be the owner of property that is contiguous to each of the Wilson Parcels, the Garrett Parcel, the Bilbrey Parcels and the Killen Parcels.

The attachments referenced in the above Response to Request No. 1 above are attached hereto as **Collective Exhibit H**.

Request No. 2:

Commission Rule 1220-04-01-.13 (2) provides “[n]either a Certificate of Public Convenience and Necessity (“CCN”) nor an amendment to an existing CCN shall be required for the extension of public utility service into territory that is contiguous to the territory occupied by such public utility’s plant, route, line, or system...” Please supply detailed plat maps, that also show the location of the treatment system plant for the Troubadour Golf and Field Club, formerly known as The Hideaway at Arrington, and indicate the location of each of the above referenced parcels on the maps. The maps should clearly indicate the parcels are contiguous to territory occupied by Limestone’s plant, route, line, or system.

Response to Request No. 2:

The maps responsive to Request No. 2 are attached hereto as **Collective Exhibit I**.

As the developer must present the Commission’s approval in an amended concept plan before the Williamson County Planning Commission on or before March 29, 2023, we appreciate the Commission’s timely submission of these Data Requests. As required, the original plus four

Hon. Herbert H. Hilliard, Chairman

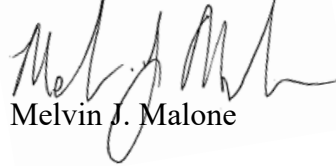
March 28, 2023

Page 3

(4) hard copies will follow. Should you have any questions concerning this filing, or require additional information, please do not hesitate to contact me.

Very truly yours,

BUTLER SNOW LLP

A handwritten signature in black ink, appearing to read "Melvin J. Malone", is written over a light blue rectangular background.

Melvin J. Malone

clw

Attachments

cc: Patsy Fulton, TPUC

Karen Stachowski, Consumer Advocate Division

COLLECTIVE EXHIBIT H

REGISTER'S USE ONLY:

BK/PG: 7312/892-899
18008972

8 PGS : DEED

JESSICA SWEENEY 532409 - 18008972

03/12/2018 - 12:00:18 PM

MORTGAGE TAX 0.00

TRANSFER TAX 18870.93

RECORDING FEE 40.00

DP FEE 2.00

REGISTER'S FEE 1.00

TOTAL AMOUNT 18913.93

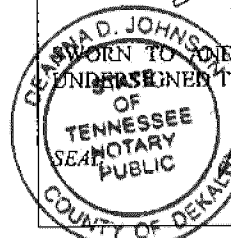
STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is \$5,100,250.00.

[Signature]
AFFIANT



WITNESSED AND SUBSCRIBED BEFORE ME THE
UNDETERMINED THIS 9 DAY OF March, 2018.

[Signature: Deanna D. Johnson]
NOTARY PUBLIC
COMMISSION EXPIRES: 5/27/20

My Comm. Expires
May 27, 2020

THIS INSTRUMENT
PREPARED BY:

Foundation Title & Escrow
 277 Mallory Station Rd., Suite 102
 Franklin, TN 37067

SEND TAX BILLS TO:

Arrington Property Holdings, LLC
 301 N. Canon Drive, Suite 328
 Beverly Hills, CA 90210

NEW OWNER:

Arrington Property Holdings, LLC
 301 N. Canon Drive, Suite 328
 Beverly Hills, CA 90210

GENERAL WARRANTY DEED

This indenture is made and entered into this 9 day of March, 2018 between LAWRENCE EDWARD WILSON, JR. AND MARY LOU WILSON, husband and wife (hereinafter referred to as "GRANTOR") and ARRINGTON PROPERTY HOLDINGS, LLC, a Delaware limited liability company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

[SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN
 BY REFERENCE]

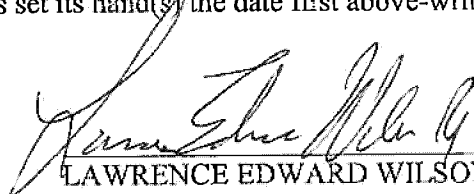
To have and to hold the above-described tract or parcel of real property, together with fixtures, landscaping and improvements thereon and all rights, titles, interests, easements,

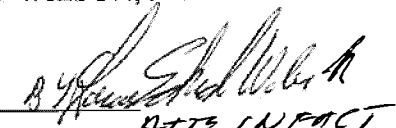
appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for matters SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

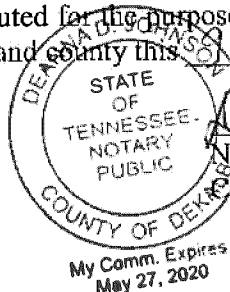

LAWRENCE EDWARD WILSON, JR.

MARY LOU WILSON 
MARY LOU WILSON *ATTN IN FACT*
BY: LAWRENCE EDWARD WILSON, JR.,
AS ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared LAWRENCE EDWARD WILSON, JR. INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR MARY LOU WILSON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this March day of March, 2018.

SEAL





NOTARY PUBLIC
COMMISSION EXPIRES: 5/27/20

EXHIBIT "A"
(Legal Description)

136 012.01

SITUATE in the 20th Civil District of Williamson County, Tennessee and being more particularly described as follows:

BEGINNING AT AN IRON REBAR FOUND, SAID IRON REBAR BEING IN THE EASTERLY LINE OF THE HIDEAWAY AT ARRINGTON HOMEOWNER'S ASSOCIATION PROPERTY, DEED BOOK 6649, PAGE 634 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), SAID IRON REBAR ALSO BEING THE NORTHWESTERLY CORNER OF THE LAWRENCE E. WILSON PROPERTY, NO RECORD DOCUMENT FOUND, THE SOUTHWESTERLY CORNER OF THE HEREIN TRACT DESCRIBED, AND BEING REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) BY THE FOLLOWING COORDINATE VALUES, N: 542,627.39 FEET, E: 1,767,648.67 FEET; THENCE, WITH THE EASTERLY LINE OF SAID HIDEAWAY AT ARRINGTON, NORTH 14°08'39" EAST FOR 1,474.64 FEET TO A 5/8" IRON REBAR W/CAP FOUND; THENCE, WITH THE SOUTHERLY LINE OF SAID HIDEAWAY AT ARRINGTON, AND THE HIDEAWAY DEVELOPMENT, LLC PROPERTY, DEED BOOK 7074, PAGE 289 (R.O.W.C.T.), SOUTH 81°02'49" EAST FOR 1,482.23 FEET TO A FLAGGED TREE; THENCE, WITH A WESTERLY LINE OF SAID HIDEAWAY DEVELOPMENT, SOUTH 10°44'42" WEST FOR 357.73 FEET TO A 1" IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHWESTERLY CORNER OF THE EMY JOE BELLENFANT-BILBREY PROPERTY, DEED BOOK 6713, PAGE 925 (R.O.W.C.T.); THENCE, WITH THE WESTERLY LINE OF SAID BELLENFANT-BILBREY PROPERTY, SOUTH 11°58'02" WEST FOR 1,042.22 FEET TO AN IRON REBAR W/CAP SET, SAID IRON REBAR BEING THE NORTHEASTERLY CORNER OF SAID WILSON PROPERTY; THENCE, WITH THE NORTHERLY LINE OF SAID WILSON, NORTH 83°36'12" WEST FOR 1,551.15 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 49.916 ACRES, MORE OR LESS.

BEING the same property conveyed to Lawrence Edward Wilson Jr. and wife Mary Lou Wilson by instrument of record in Book 1071, Page 821 in the Register's Office for Williamson County, Tennessee.

136 012.02

SITUATE in the 20th Civil District of Williamson County, Tennessee and being more particularly described as follows:

BEGINNING AT AN IRON REBAR FOUND, SAID IRON REBAR BEING IN THE EASTERLY LINE OF THE HIDEAWAY AT ARRINGTON HOMEOWNER'S ASSOCIATION PROPERTY, DEED BOOK 6649, PAGE 634 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), SAID IRON REBAR ALSO BEING THE NORTHWESTERLY CORNER OF THE LAWRENCE E. WILSON PROPERTY (1), NO RECORD DOCUMENT FOUND, THE SOUTHWESTERLY CORNER OF THE HEREIN TRACT DESCRIBED, AND BEING REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) BY THE FOLLOWING COORDINATE VALUES, N: 541,959.62 FEET, E: 1,767,482.23 FEET; THENCE, WITH THE EASTERLY LINE OF SAID HIDEAWAY AT ARRINGTON, NORTH 13°59'43" EAST FOR 688.19 FEET TO AN IRON REBAR FOUND, SAID IRON REBAR BEING THE SOUTHWESTERLY CORNER OF THE LAWRENCE E. WILSON PROPERTY (2), DEED BOOK 1071, PAGE 821 (R.O.W.C.T.); THENCE, WITH THE SOUTHERLY LINE OF SAID WILSON (2), SOUTH 83°36'12" WEST FOR 1,551.15 FEET TO AN IRON REBAR W/CAP SET, SAID IRON REBAR BEING IN THE WESTERLY LINE OF THE EMY JOE BELLENFANT-BILBREY PROPERTY, DEED BOOK 6713, PAGE 925 (R.O.W.C.T.); THENCE, WITH THE WESTERLY LINE OF SAID BELLENFANT-BILBREY, SOUTH 11°45'53" WEST FOR 469.19 FEET TO A ½" IRON REBAR FOUND, SAID IRON REBAR BEING THE NORHTEASTERLY CORNER OF SAID WILSON PROPERTY (1); THENCE, WITH THE NORTHERLY LINE OF SAID WILSON (1) THE FOLLOWING THREE CALLS:

1. NORTH 80°49'32" WEST FOR 629.39 FEET TO A POINT;
2. SOUTH 44°02'05" WEST FOR 357.38 FEET TO A POINT;
3. NORTH 80°49'45" WEST FOR 752.35 FEET TO THE POINT OF BEGINNING,

CONTAINING IN ALL 21.001 ACRES, MORE OR LESS.

BEING the same property conveyed to Lawrence Edward Wilson Jr. and wife Mary Lou Wilson by instrument of record in Book 752, Page 52 in the Register's Office for Williamson County, Tennessee.

141 008.00

SITUATE in the 20th Civil District of Williamson County, Tennessee and being more particularly described as follows:

BEGINNING AT AN IRON REBAR FOUND, SAID IRON REBAR BEING IN THE EASTERLY LINE OF THE HIDEAWAY AT ARRINGTON HOMEOWNER'S ASSOCIATION PROPERTY, DEED BOOK 6649, PAGE 634 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), SAID IRON REBAR ALSO BEING THE SOUTHWESTERLY

CORNER OF THE LAWRENCE E. WILSON PROPERTY, NO RECORD DOCUMENT FOUND, THE NORTHWESTERLY CORNER OF THE HEREIN TRACT DESCRIBED, AND BEING REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) BY THE FOLLOWING COORDINATE VALUES, N: 541,959.62 FEET, E: 1,767,482.23 FEET; THENCE, WITH THE SOUTHERLY LINE OF SAID WILSON THE FOLLOWING THREE CALLS:

1. SOUTH 80°49'45" EAST FOR 752.35 FEET TO A POINT;
2. NORTH 44°02'05" EAST FOR 357.38 FEET TO A POINT;
3. SOUTH 80°49'32" EAST FOR 629.39 FEET TO A ½" IRON REBAR FOUND, SAID IRON REBAR BEING IN THE WESTERLY LINE OF THE EMY JOE BELLENFANT-BILBREY PROPERTY, DEED BOOK 6713, PAGE 925 (R.O.W.C.T.);

THENCE, WITH THE WESTERLY LINE OF SAID BELLENFANT-BILBREY, SOUTH 12°03'07" WEST FOR 50.44 FEET TO A 5/8" IRON REBAR W/CAP, SAID IRON REBAR BEING THE NORTHERLY CORNER OF THE VINCENT D. EMMETT PROPERTY, NO RECORDED DOCUMENT FOUND; THENCE, WITH THE WESTERLY LINE OF SAID VINCENT D. EMMETT THE FOLLOWING THREE CALLS:

1. SOUTH 47°05'57" WEST FOR 448.09 FEET TO A 5/8" IRON REBAR W/CAP FOUND;
2. SOUTH 39°29'06" WEST FOR 387.34 FEET TO A 5/8" IRON REBAR FOUND;
3. SOUTH 13°53'01" WEST FOR 204.89 FEET TO A 5/8" IRON REBAR FOUND (DISTURBED), SAID IRON REBAR BEING THE NORTHWESTERLY CORNER OF THE JAMES M. EMMETT PROPERTY, NO RECORDED DOCUMENT FOUND;

THENCE, WITH THE WESTERLY LINE OF SAID JAMES M. EMMETT, SOUTH 13°53'01" WEST FOR 494.50 FEET TO A 5/8" IRON REBAR W/CAP FOUND, SAID IRON REBAR BEING IN THE NORTHERLY LINE OF THE JEROME S. EGGLESTON PROPERTY; THENCE, WITH THE NORTHERLY AND WESTERLY LINE OF SAID EGGLESTON THE FOLLOWING TWO CALLS:

1. SOUTH 81°35'06" WEST FOR 106.45 FEET TO AN IRON REBAR W/CAP SET;
2. SOUTH 20°36'54" WEST FOR 383.81 FEET TO A 5/8" IRON REBAR W/CAP FOUND, SAID IRON REBAR BEING IN THE NORTHERLY RIGHT-OF-WAY OF COX ROAD;

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY OF COX ROAD THE FOLLOWING THREE CALLS:

1. NORTH 55°06'05" WEST FOR 686.38 FEET TO AN IRON REBAR W/CAP SET;
2. NORTH 52°10'23" WEST FOR 250.20 FEET TO AN IRON REBAR W/CAP SET;
3. NORTH 55°56'49" WEST FOR 144.53 FEET TO A 5/8" IRON REBAR FOUND, SAID IRON REBAR BEING THE SOUTHEASTERLY CORNER OF SAID HIDEAWAY AT ARRINGTON PROPERTY;

THENCE, WITH THE EASTERLY LINE OF SAID HIDEAWAY AT ARRINGTON, NORTH 14°03'11" EAST FOR 1,075.52 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 39.958 ACRES, MORE OR LESS.

BEING a portion of the same property conveyed to Lawrence Edward Wilson Jr. and wife Mary Lou Wilson by instrument of record in Book 602, Page 526 in the Register's Office for Williamson County, Tennessee.

The real property conveyed hereby is ☒ improved ☐ unimproved with a property address of: 6512 Cox Road, College Grove, TN 37046. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described properties are the same properties contained in the prior deeds and the descriptions have been derived from a new survey dated March 2, 2018 by Stephen Vanderhorst (TRLS No. 3041), Civil & Environmental Consultants, Inc., 325 Seaboard Lane, Suite 170, Franklin, TN 37067.

EXHIBIT "B"
(Permitted Exceptions)

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
2. Ingress and Egress Easement, recorded in Book 2661, Page 763, in said Register's Office for Williamson County, Tennessee.
3. Right of Way, recorded in Book 1424, Page 90; Book 680, Page 256; Book 4300, Page 977; Book 1108, Page 493 and Book 1108, Page 531, in said Register's Office for Williamson County, Tennessee.
4. Exclusive Easement, recorded in Book 2206, Page 686, in said Register's Office for Williamson County, Tennessee.
5. Subject to all matters shown on survey dated March 2, 2018 by Stephen Vanderhorst (TRLS No. 3041), Civil & Environmental Consultants, Inc., 325 Seaboard Lane, Suite 170, Franklin, TN 37067 including but not limited to (i) driveway encroachments as shown thereon (item #4); and (ii) electric transmission line easement in favor of Middle Tennessee Electric Membership Corporation as shown thereon (general note #12).

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

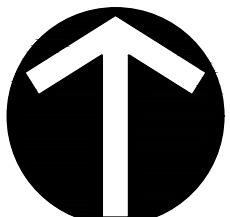
State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[Signature]
Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)





TNSPCS (NAD83)

SURVEYOR'S COMMENTS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: HLT-180493FC
COMMITMENT DATE: JANUARY 25, 2018 @ 8:00 AM
SCHEDULE B - SECTION II EXCEPTIONS:

1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

NOT A SURVEY MATTER

2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

NONE OBSERVED DURING SURVEY

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

NONE OBSERVED DURING SURVEY

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

AS SHOWN AND NOTED ON SURVEY

5. ANY LIEN OR RIGHT TO A LIEN, FOR LABOR, SERVICES OR MATERIALS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

NOT A SURVEY MATTER

6. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, LIMESTONE, CLAY, ROCK, SAND AND GRAVEL LOCATED IN ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY PRIVATE RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.

(A) NOT A SURVEY MATTER (B) NONE OBSERVED DURING SURVEY

7. TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.

NOT A SURVEY MATTER

8. LIABILITY AS TO TAXES RESULTING FROM SUPPLEMENTAL, REVISED OR CORRECTION ASSESSMENTS PURSUANT TO THE PROVISIONS OF TENNESSEE CODE ANN 67-5-603, ET SEQ.

NOT A SURVEY MATTER

9. FOR ESCROW AND INFORMATIONAL PURPOSES ONLY, 2018 WILLIAMSON COUNTY PROPERTY TAXES UPON REASSESSMENT OF SUBJECT PROPERTY WITH IMPROVEMENT THEREON ARE ESTIMATED TO BE IN THE AMOUNT OF \$27,430.00 (AMOUNT NOT INSURED). MAP AND PARCEL NO. _____

NOT A SURVEY MATTER

10. INGRESS AND EGRESS EASEMENT, RECORDED IN BOOK 2661, PAGE 763, IN SAID REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

AS SHOWN AND NOTED ON SURVEY

11. RIGHT OF WAY, RECORDED IN BOOK 1424, PAGE 90; BOOK 680, PAGE 256; BOOK 4300, PAGE 977; BOOK 1108, PAGE 493 AND BOOK 1108, PAGE 531, IN SAID REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

AS SHOWN AND NOTED ON SURVEY

12. WATER UTILITY EASEMENT, RECORDED IN BOOK 797, PAGE 245, IN SAID REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DOES NOT PERTAIN TO SUBJECT PROPERTY, EASEMENT EXHIBIT APPEARS TO DEPICT AN AREA ALONG NOLENSVILLE ROAD (US 41A)

13. EXCLUSIVE EASEMENT, RECORDED IN BOOK 2206, PAGE 686, IN SAID REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

AS SHOWN AND NOTED ON SURVEY

14. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY, THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.

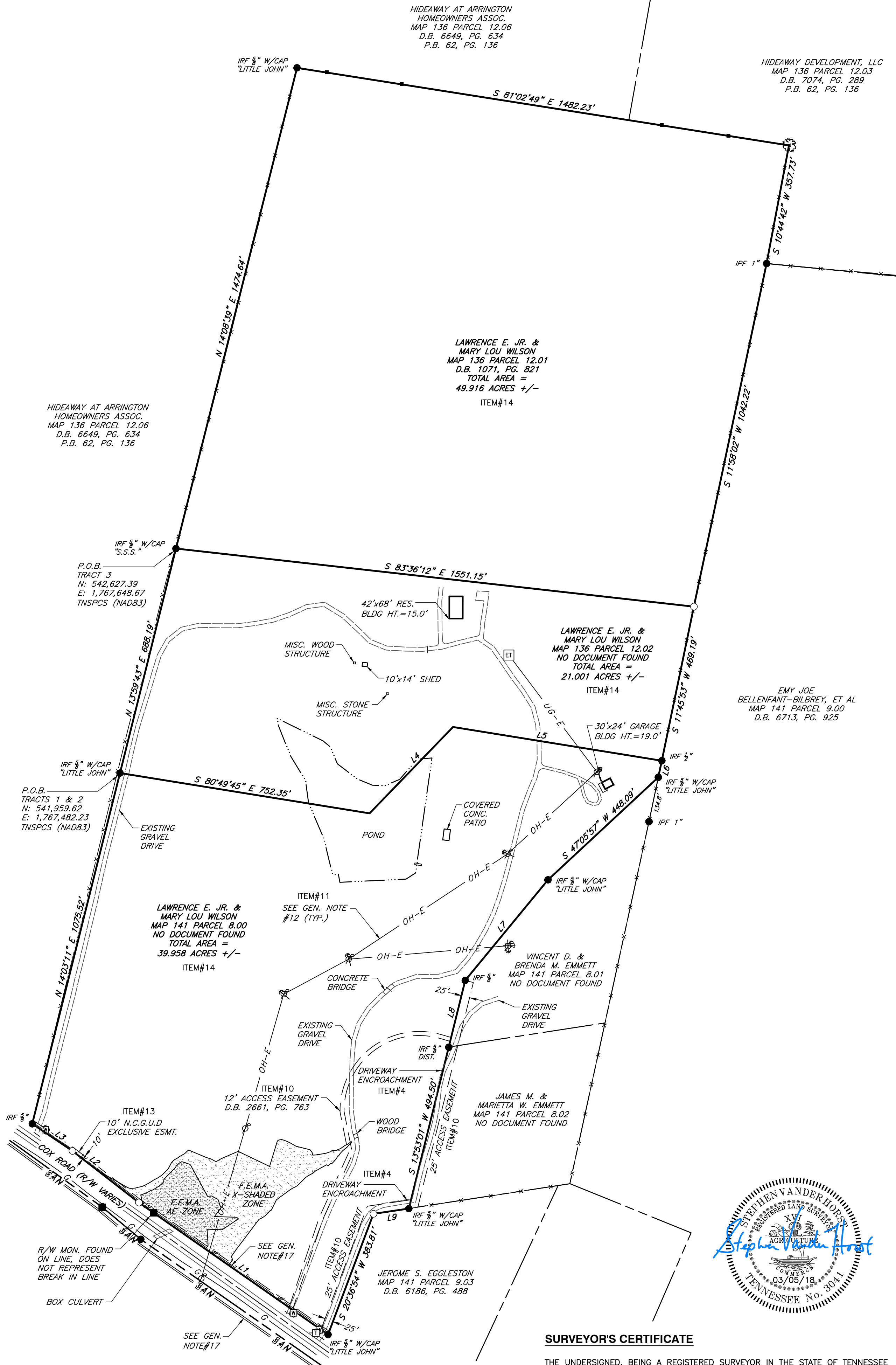
AS SHOWN AND NOTED ON SURVEY

15. RIGHTS OF TENANTS IN POSSESSION OF THE PREMISES.

NOT A SURVEY MATTER

GENERAL NOTES:

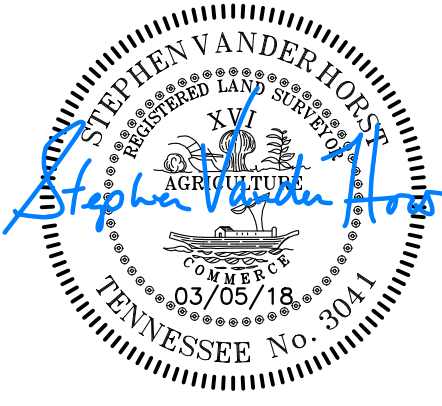
1. BEARINGS, COORDINATES, AND DISTANCES ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83), HAVING A COMBINED SCALE FACTOR OF 0.99991886.
2. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
3. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
4. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
5. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
6. THE SURVEY FIELD WORK WAS COMPLETED ON FEBRUARY 27, 2018.
7. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
8. A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (S.F.H.A.) "AE" (AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE" PANEL 385 OF 485, MAP NUMBER 47187C0385F. REVISED DATED SEPTEMBER 29, 2006, ACCORDING TO THE FIRM MAP.
9. F.E.M.A. FLOOD ZONES SHOWN HEREON HAVE BEEN TAKEN FROM THE NATIONAL FLOOD HAZARD LAYER (N.F.H.L.) G.I.S. DATABASE.
10. IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM, INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED. PHONE: 1-800-351-1111.
11. THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS REFERENCED IN THE TITLE COMMITMENT FOR WHICH THIS SURVEY WAS MADE.
12. MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (M.T.E.M.C.) IS BENEFITED BY A 40 FOOT RIGHT-OF-WAY EASEMENT, 20 FOOT EACH SIDE OF UTILITY LINE, TO CONSTRUCT, RECONSTRUCT, REPHASE, OPERATE AND MAINTAIN THEIR SERVICE AND TRANSMISSION LINES.
13. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
14. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.
15. THE NEAREST STREET INTERSECTION WITH COX ROAD IS AT LANCELEAF DRIVE, APPROXIMATELY 550 FEET NORTHWEST FROM THE SOUTHWESTERLY CORNER OF THE SUBJECT PROPERTY, IDENTIFIED AS MAP 141 PARCEL 8.00.
16. THE PROPERTY SHOWN HEREON IS LOCATED AT 6512 COX RD., ARRINGTON, TENNESSEE 37014.
17. WATER AND FORCEMAIN SEWER LINES WERE NOT MARKED BY THE TENNESSEE ONE-CALL SYSTEM AND THEIR EXACT LOCATION HAS NOT BEEN FIELD VERIFIED. THE EXISTENCE OF THESE LINES HAVE BEEN VERIFIED BY OTHERS AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF TENNESSEE CERTIFIES TO FIRST AMERICAN TITLE INSURANCE COMPANY, FOUNDATION TITLE & ESCROW AS ISSUING AGENTS FOR FIRST AMERICAN TITLE, ARRINGTON PROPERTY HOLDINGS, LLC, AND ABP-DLC NASHVILLE, LLC THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(c), 7(d)(1), 7(c), 8, 9, 11, 13, 14, 16, 18, 19, AND 20 OF TABLE A THEREOF.

I HEREBY CERTIFY THE SURVEY SHOWN HEREON IS A CATEGORY 1 SURVEY. THE LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT PER 10,000 FEET OF PERIMETER OF THE LOT OF LAND (1:10,000). THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



MAP 141 PARCEL 8.00 LEGAL DESCRIPTION (AS SURVEYED):

SITUATE IN THE 20TH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING PROPERTY IDENTIFIED BY THE TAX ASSESSOR'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AS TAX MAP 141, PARCEL 8.00 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR FOUND, SAID IRON REBAR BEING IN THE EASTERLY LINE OF THE HIDEAWAY AT ARRINGTON HOMEOWNER'S ASSOCIATION PROPERTY, DEED BOOK 6649, PAGE 634 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), SAID IRON REBAR ALSO BEING THE SOUTHWESTERLY CORNER OF THE LAWRENCE E. WILSON PROPERTY, NO RECORD DOCUMENT FOUND, THE NORTHWESTERLY CORNER OF THE HEREIN TRACT DESCRIBED, AND BEING REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) BY THE FOLLOWING COORDINATE VALUES, N: 541,959.62 FEET, E: 1,767,482.23 FEET;

THENCE, WITH THE SOUTHERLY LINE OF SAID WILSON THE FOLLOWING THREE CALLS:

1. SOUTH 80°49'45" EAST FOR 752.35 FEET TO A POINT;
2. NORTH 44°02'05" EAST FOR 357.38 FEET TO A POINT;
3. SOUTH 80°49'32" EAST FOR 629.39 FEET TO A 1/8" IRON REBAR FOUND, SAID IRON REBAR BEING IN THE WESTERLY LINE OF THE EMMY JOE BELLENFANT-BILBREY PROPERTY, DEED BOOK 6713, PAGE 925 (R.O.W.C.T.);

THENCE, WITH THE WESTERLY LINE OF SAID BELLENFANT-BILBREY, SOUTH 12°03'07" WEST FOR 50.44 FEET TO A 5/8" IRON REBAR W/CAP, SAID IRON REBAR BEING THE NORTHERLY CORNER OF THE VINCENT D. EMMETT PROPERTY, NO RECORDED DOCUMENT FOUND;

THENCE, WITH THE WESTERLY LINE OF SAID VINCENT D. EMMETT THE FOLLOWING THREE CALLS:

1. SOUTH 47°05'57" WEST FOR 448.09 FEET TO A 5/8" IRON REBAR W/CAP FOUND;
2. SOUTH 39°29'06" WEST FOR 387.34 FEET TO A 5/8" IRON REBAR FOUND;
3. SOUTH 13°53'01" WEST FOR 204.89 FEET TO A 5/8" IRON REBAR FOUND (DISTURBED), SAID IRON REBAR BEING THE NORTHWESTERLY CORNER OF THE JAMES M. EMMET PROPERTY, NO RECORDED DOCUMENT FOUND;

THENCE, WITH THE WESTERLY LINE OF SAID JAMES M. EMMETT, SOUTH 13°53'01" WEST FOR 494.50 FEET TO A 5/8" IRON REBAR W/CAP FOUND, SAID IRON REBAR BEING IN THE NORTHERLY LINE OF THE JEROME S. EGGLESTON PROPERTY;

THENCE, WITH THE NORTHERLY AND WESTERLY LINE OF SAID EGGLESTON THE FOLLOWING TWO CALLS:

1. SOUTH 81°35'06" WEST FOR 106.45 FEET TO AN IRON REBAR W/CAP SET;
2. SOUTH 20°36'54" WEST FOR 383.81 FEET TO A 5/8" IRON REBAR W/CAP FOUND, SAID IRON REBAR BEING IN THE NORTHERLY RIGHT-OF-WAY OF COX ROAD;

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY OF COX ROAD THE FOLLOWING THREE CALLS:

1. NORTH 55°06'05" WEST FOR 686.38 FEET TO AN IRON REBAR W/CAP SET;
2. NORTH 52°10'23" WEST FOR 250.20 FEET TO AN IRON REBAR W/CAP SET;
3. NORTH 55°56'49" WEST FOR 144.53 FEET TO A 5/8" IRON REBAR FOUND, SAID IRON REBAR BEING THE SOUTHEASTERLY CORNER OF SAID HIDEAWAY AT ARRINGTON PROPERTY;

THENCE, WITH THE EASTERLY LINE OF SAID HIDEAWAY AT ARRINGTON, NORTH 14°03'11" EAST FOR 1,075.52 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 39.958 ACRES, MORE OR LESS.

MAP 136 PARCEL 12.02 LEGAL DESCRIPTION (AS SURVEYED):

SITUATE IN THE 20TH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING PROPERTY IDENTIFIED BY THE TAX ASSESSOR'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AS TAX MAP 136, PARCEL 12.02 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR FOUND, SAID IRON REBAR BEING IN THE EASTERLY LINE OF THE HIDEAWAY AT ARRINGTON HOMEOWNER'S ASSOCIATION PROPERTY, DEED BOOK 6649, PAGE 634 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), SAID IRON REBAR ALSO BEING THE NORTHWESTERLY CORNER OF THE LAWRENCE E. WILSON PROPERTY (1), NO RECORD DOCUMENT FOUND, THE SOUTHWESTERLY CORNER OF THE HEREIN TRACT DESCRIBED, AND BEING REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) BY THE FOLLOWING COORDINATE VALUES, N: 541,959.62 FEET, E: 1,767,482.23 FEET;

THENCE, WITH THE EASTERLY LINE OF SAID HIDEAWAY AT ARRINGTON, NORTH 13°59'43" EAST FOR 688.19 FEET TO A 5/8" IRON REBAR W/CAP FOUND, SAID IRON REBAR BEING THE SOUTHWESTERLY CORNER OF THE LAWRENCE E. WILSON PROPERTY (2), DEED BOOK 1071, PAGE 821 (R.O.W.C.T.);

THENCE, WITH THE SOUTHERLY LINE OF SAID WILSON (2), SOUTH 83°36'12" WEST FOR 1,551.15 FEET TO AN IRON REBAR W/CAP SET, SAID IRON REBAR BEING IN THE WESTERLY LINE OF THE EMMY JOE BELLENFANT-BILBREY PROPERTY, DEED BOOK 6713, PAGE 925 (R.O.W.C.T.);

THENCE, WITH THE WESTERLY LINE OF SAID BELLENFANT-BILBREY, SOUTH 11°45'53" WEST FOR 469.19 FEET TO A 1/8" IRON REBAR FOUND, SAID IRON REBAR BEING THE NORTHEASTERLY CORNER OF SAID WILSON PROPERTY (1);

THENCE, WITH THE NORTHERLY LINE OF SAID WILSON (1) THE FOLLOWING THREE CALLS:

1. NORTH 80°49'32" WEST FOR 629.39 FEET TO A POINT;
2. SOUTH 44°02'05" WEST FOR 357.38 FEET TO A POINT;
3. NORTH 80°49'45" WEST FOR 752.35 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 21.001 ACRES, MORE OR LESS.

MAP 136 PARCEL 12.01 LEGAL DESCRIPTION (AS SURVEYED):

SITUATE IN THE 20TH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING PROPERTY IDENTIFIED BY THE TAX ASSESSOR'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AS TAX MAP 136, PARCEL 12.01 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR FOUND, SAID IRON REBAR BEING IN THE EASTERLY LINE OF THE HIDEAWAY AT ARRINGTON HOMEOWNER'S ASSOCIATION PROPERTY, DEED BOOK 6649, PAGE 634 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), SAID IRON REBAR ALSO BEING THE NORTHWESTERLY CORNER OF THE LAWRENCE E. WILSON PROPERTY, NO RECORD DOCUMENT FOUND, THE SOUTHWESTERLY CORNER OF THE HEREIN TRACT DESCRIBED, AND BEING REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) BY THE FOLLOWING COORDINATE VALUES, N: 542,627.39 FEET, E: 1,767,648.67 FEET;

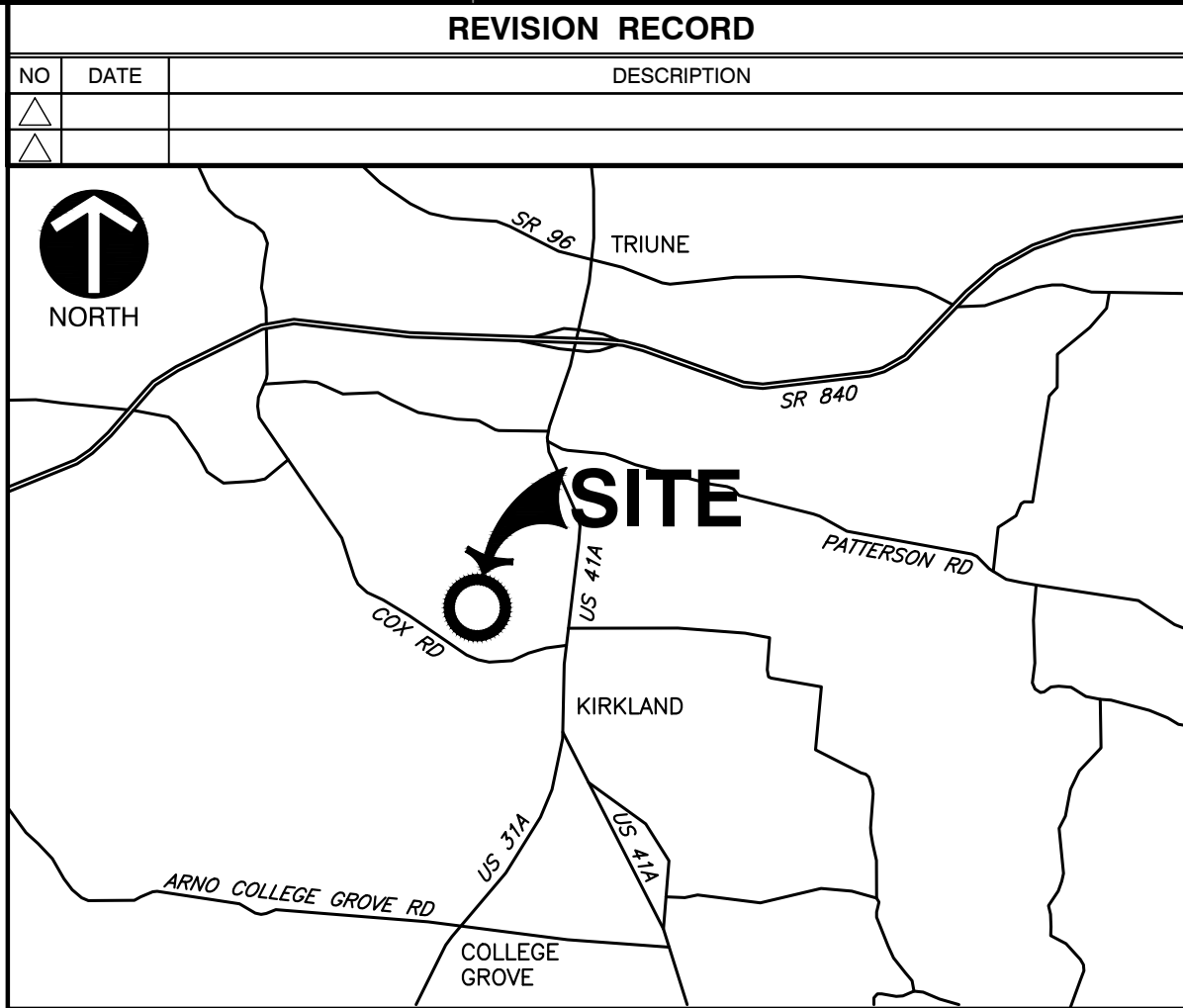
THENCE, WITH THE EASTERLY LINE OF SAID HIDEAWAY AT ARRINGTON, NORTH 14°08'39" EAST FOR 1,474.64 FEET TO A 5/8" IRON REBAR W/CAP FOUND;

THENCE, WITH THE SOUTHERLY LINE OF SAID HIDEAWAY AT ARRINGTON, AND THE HIDEAWAY DEVELOPMENT, LLC PROPERTY, DEED BOOK 7074, PAGE 289 (R.O.W.C.T.), SOUTH 81°02'49" EAST FOR 1,482.23 FEET TO A FLAGGED TREE;

THENCE, WITH A WESTERLY LINE OF SAID HIDEAWAY DEVELOPMENT, SOUTH 10°44'42" WEST FOR 357.73 FEET TO A 1" IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHWESTERLY CORNER OF THE EMMY JOE BELLENFANT-BILBREY PROPERTY, DEED BOOK 6713, PAGE 925 (R.O.W.C.T.);

THENCE, WITH THE WESTERLY LINE OF SAID BELLENFANT-BILBREY PROPERTY, SOUTH 11°38'02" WEST FOR 1,042.22 FEET TO AN IRON REBAR W/CAP SET, SAID IRON REBAR BEING THE NORTHEASTERLY CORNER OF SAID WILSON PROPERTY;

THENCE, WITH THE NORTHERLY LINE OF SAID WILSON, NORTH 83°36'12" WEST FOR 1,551.15 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 49.916 ACRES, MORE OR LESS.



VICINITY MAP
N.T.S.

LEGEND:

- — — — — EXISTING PROPERTY LINE
— — — — — EXISTING ADJACENT PROPERTY LINE
- - - - - EXISTING RIGHT-OF-WAY
- - - - - EXISTING EASEMENT
— x — x — x — EXISTING FENCE
— G — EXISTING GAS LINE
— UG — E — EXISTING UNDERGROUND ELEC. LINE
— OH — E — EXISTING OVERHEAD ELECTRIC
— W — EXISTING WATER LINE
— SAN — EXISTING SANITARY SEWER LINE
- IRON REBAR FOUND (IRF)
● IRON PIPE FOUND (IPF)
■ CONCRETE MONUMENT FOUND
○ IRON REBAR SET W/CAP
■ FENCE POST FOUND
⊕ POWER POLE
— GUY WIRE
— TELEPHONE PEDESTAL
[T] TRANSFORMER
[M] WATER METER

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 55°06'05" W	686.38'
L2	N 52°10'23" W	250.20'
L3	N 55°56'49" W	144.53'
L4	N 44°02'05" E	357.38'
L5	S 80°49'32" E	629.39'
L6	S 12°03'07" W	50.44'
L7	S 39°29'06" W	387.34'
L8	S 13°53'01" W	204.89'
L9	S 81°35'06" W	106.45'



Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
Ph: 615.333.7797 · 800.763.2326 · Fax: 615.333.7751
www.cecinc.com

ALTA/NSPS SURVEY
OF
THE WILSON PROPERTY
Situate In
20TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE
Made For
DLC NASHVILLE ONE, LLC
14605 N. 73RD STREET
SCOTTSDALE, ARIZONA 85260

DATE:	MARCH 5, 2018	SCALE:	1"=200'	DRAWING NO.:	
DRAWN BY:	SVH	CHECKED BY:	SVH		
PROJECT NO:	180-738	APPROVED BY:	*BLS		

SV-01
SHEET 1 OF 1

Williamson County Property Assessment Database

Property Details for: PATTON RD

County Number 94

Current Tax Year 2023

Property Owner and Address

OwnerARRINGTON PROP HOLDINGS LLC

Address301 N CANON DR #328
BEVERLY HILLS, CA 90210

Property Location

AddressPATTON RD

DI	18	Map	136	Group	
Ctrl	136	Parcel	01203	PI	SI 000

Value Information

Valuation Year 2023

Market Appraisal

Land Market Value	\$9,711,000
Improvement Value	\$0
Total Market Appraisal	\$9,711,000

Assessment % 25%

Assessment \$2,427,750

General Information

Lot Dimensions	0.0 × 0.0	Legal Acreage	166.0000
Property Class	110 Farm		
City	Unincorporated (000)		
Subdivision & Lot	1. HIDEAWAY @ ARRINGTON PH1 SEC1, lot FUTURE DEVELOPMENT LOT B	Plat Book & Page	1. Book: 62, Page: 136

Building Information

No buildings on record

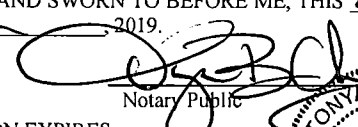
Features

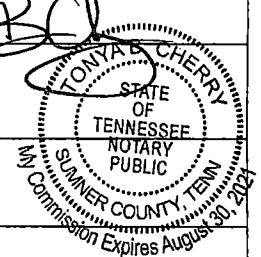
No features on record

Sales Information

Sales Date	Price	Deed Book	Deed Page
2019-03-26	\$25,000	7587	774
2018-02-14	\$0	7295	961
2017-12-31	\$47,500,000	7074	289

Premier Escrow

WARRANTY DEED		STATE OF TENNESSEE COUNTY OF DAVIDSON	
		THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$25,000.00	
		<i>Kathy Snider</i> Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS <u>27th</u> DAY OF <u>March</u> , 2019.  Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)	
THIS INSTRUMENT WAS PREPARED BY Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215			
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arrington Property Holdings, LLC		<i>Michael D. Woodsworth</i>	
(NAME)		(NAME)	
8214 Horton Highway		<i>8000 Club View Dr.</i>	Part of 137-22.00
(ADDRESS)		(ADDRESS)	
College Grove, TN 37046		<i>College Grove, TN 37046</i>	
(CITY)	(STATE)	(ZIP)	



FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BOBBY T. GARRETT, JR., UNMARRIED AND ETHEL LOUISE GARRETT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARRINGTON PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON REBAR FOUND IN THE WESTERLY RIGHT-OF-WAY FOR U.S. 41A (HORTON HIGHWAY), SAID IRON REBAR BEING THE NORTHERLY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, CONTINUING WITH SAID RIGHT-OF-WAY S 07°32'19" W FOR 338.29 FEET TO AN IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHEASTERLY CORNER OF THE REGINA K. MOORE PROPERTY, DB 1392 PG 515 (R.O.W.C.T.); THENCE, CONTINUING WITH MOORE'S NORTHERLY LINE N 83°33'56" W FOR 49.91 FEET TO A 1" IRON REBAR FOUND; THENCE, N 54°51'57" W FOR 30.80 FEET TO A 5/8" IRON REBAR FOUND, SAID IRON REBAR BEING A SOUTHEASTERLY CORNER OF THE ARRINGTON PROPERTY HOLDINGS, LLC PROPERTY, DB 7295 PG 961 (R.O.W.C.T.) AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, CONTINUING WITH THE EASTERLY LINE OF SAID ARRINGTON PROPERTY HOLDINGS, LLC N 20°54'01" E FOR 298.10 FEET TO SAID RIGHT-OF-WAY FOR U.S. 41A; THENCE, CONTINUING WITH SAID RIGHT-OF-WAY N 20°54'01" E FOR 35.92 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 13,426 SQUARE FEET OR 0.31 ACRES, MORE OR LESS.

Being the same property conveyed to T. D. Garrett and wife, Anna B. Garrett by Deed from Mrs. Lockie B. Garrett, a widow, recorded on the 10th day of October, 1958 in Deed Book 109, Page 559, in the Register's Office of Williamson County, Tennessee.

RETURN TO:
 PREMIER ESCROW, LLC
 4301 HILLSBORO ROAD, STE 300
 NASHVILLE, TN 37215

Mary Anna Baskin Garrett died on February 26, 1980, leaving T. D. Garrett as sole surviving Tenant by the Entirety. T. D. Garrett died testate on October 9, 1986. Bobby T. Garret, his wife Ethel Garrett and Bobby T. Garrett, Jr. are the devisees under the Will of T. D. Garrett, probated under No. 2657, in the Probate Court of Williamson County, Tennessee and of record in Book 679, Page 678, Register's Office of Williamson County, Tennessee and Will Book 50, Page 345. Bobby Garrett, Sr. died intestate on April 4, 2007, leaving Ethel Louise Garret aka Ethel Garrett and Bobby Garrett, Jr. aka Bobby T. Garrett, Jr. as his sole Heirs at Law, pursuant to Affidavit of Heirship of record in Book 7587, page 771, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved ☒ property, known as

8214 Horton Highway, College Grove, TN 37046
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21 day of March, 2019

BK: 7587 PG: 774-775

19010406



2 PGS:AL-DEED
586409
03/28/2019 - 09:45 AM
BATCH 586409
MORTGAGE TAX 0.00
TRANSFER TAX 92.50
RECORDING FEE 10.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 105.50

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

Bobby T. Garrett

BOBBY T. GARRETT, JR.

Ethel Louise Garrett

ETHEL LOUISE GARRETT

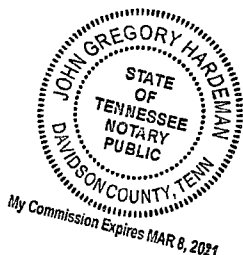
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby T. Garrett, Jr. and Ethel Louise Garrett, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of March, 2019.

Commission expires:



[Signature]

Notary Public

P:\2018\185-015-Survey\Draw\185015-SV01-ALTA Commitment_20180117.dwg[LAYOUT1] LS:[01/18/2019 - svandemore] - LP: 3/22/2019 12:50 PM

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

THE SUBJECT PROPERTY IS A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

TRACT 1:

A CERTAIN TRACT OF PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS: SITUATED IN THE 20TH CIVIL DISTRICT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF THE PIKE IT BEING THE N. W. CORNER OF THE TRACT AND RUNNING THENCE SOUTH 17 DEGREES WEST 36 POLES AND 1 LINK WITH THE CENTER OF THE PIKE TO A POINT; THENCE SOUTH 88-3/4 DEGREES EAST 24 POLES AND 20 LINKS TO A STAKE; THENCE SOUTH 9 DEGREES WEST 10 POLES AND 23 LINKS TO THE CENTER OF THE SPRING; THENCE NORTH 62 DEGREES EAST 3 POLES AND 23 1/2 LINKS TO A STAKE; THENCE SOUTH 3-3/4 DEGREES EAST 30 POLES AND ONE LINK TO A STAKE; THENCE SOUTH 87 1/2 DEGREES EAST 49 POLES AND 22 LINKS TO A STAKE IN W. R. TURNER LINE; THENCE NORTH 4 DEGREES WEST 71 POLES AND 9 LINKS TO A ROCK IN THE ROAD; THENCE NORTH 85 1/2 DEGREES WEST 62 POLES AND 19 1/2 LINKS TO THE BEGINNING, CONTAINING 26 ACRES AND 95 POLES, MORE OR LESS. ALSO A TRACT OF WOODLAND BEGINNING AT A STAKE NEAR THE LARGE OAK STUMP IT BEING THE NORTHWEST CORNER OF THE TRACT AND RUNNING THENCE SOUTH 2 1/2 DEGREES EAST 30 POLES AND 17 1/2 LINKS TO A STAKE; THENCE NORTH 82 1/2 DEGREES EAST 11 POLES AND 23 1/2 LINKS TO A STAKE; THENCE 2 1/2 DEGREES EAST 28 POLES AND 4 LINKS TO A STAKE; THENCE NORTH 85 DEGREES WEST 14 POLES AND 9 LINKS TO THE BEGINNING, CONTAINING 2 ACRES AND 64 POLES, MORE OR LESS.

TRACT 2:

BOUND IN GENERAL ON THE NORTH BY GARRETT, ON THE EAST BY GARRETT, ON THE SOUTH BY VAUGHN AND BRACY, ON THE WEST BY BRACY AND U.S. HIGHWAY 31A-41A.

BEGINNING AT A FENCE POST IN THE EAST MARGIN OF U.S. 31A-41A SAID POINT BEING GARRETT'S SOUTHWEST CORNER, THENCE WITH GARRETT WITH THE FOUR FOLLOWING CALLS S 88° E 276.5 FT., S 9° 15' W 169.5 FT., N 75° E 56 FT. S 1° 30' E 382.3 FT. TO A POST, THENCE WITH VAUGHN N 89° W 147 FT. TO A POST, THENCE WITH BRACY N 1° E 244.8 FT. AND N 89° 30' W 195 FT. TO A POST IN THE EAST MARGIN OF U.S. HIGHWAY 31A-41A, THENCE WITH THE EAST MARGIN OF SAID HIGHWAY N 5° 30' E 291 FT. TO THE POINT OF BEGINNING CONTAINING 2.75 ACRES MORE OR LESS.

DESCRIPTION OF SURVEYED PROPERTY

SITUATE IN THE 20TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BEING THAT PORTION OF THE BOBBY T. GARRETT ET AL PROPERTY, DB 109 PG 559 OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), WHICH LIES WEST OF HORTON HIGHWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON REBAR FOUND IN THE WESTERLY RIGHT-OF-WAY FOR U.S. 41A (HORTON HIGHWAY), SAID IRON REBAR BEING THE NORTHERLY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, CONTINUING WITH SAID RIGHT-OF-WAY S 07°32'19" W FOR 338.29 FEET TO AN IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHEASTERLY CORNER OF THE REGINA K. MOORE PROPERTY, DB 1392 PG 515 (R.O.W.C.T.); THENCE, CONTINUING WITH MOORE'S NORTHERLY LINE N 83°33'56" W FOR 49.91 FEET TO A 1" IRON REBAR FOUND; THENCE, N 54°51'57" W FOR 30.80 FEET TO A 1/2" IRON REBAR FOUND, SAID IRON REBAR BEING A SOUTHEASTERLY CORNER OF THE ARRINGTON PROPERTY HOLDINGS, LLC PROPERTY, DB 7295 PG 961 (R.O.W.C.T.) AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, CONTINUING WITH THE EASTERLY LINE OF SAID ARRINGTON PROPERTY HOLDINGS, LLC N 20°54'01" E FOR 298.10 FEET TO THE RIGHT-OF-WAY FOR U.S. 41A; THENCE, CONTINUING WITH SAID RIGHT-OF-WAY N 20°54'01" E FOR 35.92 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 13,426 SQUARE FEET OR 0.31 ACRES, MORE OR LESS.

GENERAL NOTES:

- BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
- ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 1% CHANCE ANNUAL FLOOD) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE" PANEL 385 OF 485, MAP NUMBER 47187C0185F. REVISED SEPTEMBER 29, 2006.
- IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM, INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED. PHONE: 1-800-351-1111.
- GPS SURVEY DATA
(A) TYPE OF GPS SURVEY: **REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE**
(B) POSITIONAL ACCURACY: **0.05 FEET**
(C) COMPLETION DATE OF SURVEY: **JANUARY 3, 2018**
(D) DATUM/EPOCH: **NAD83(2011) EPOCH 2010.00**
(E) PUBLISHED/FIXED CONTROL USED: **NGS PID'S DJ9605, DK7594, & DJ9562**
(F) GEOID MODEL: **GEOID 12B**
(G) COMBINED GRID FACTOR: **0.99991896**
- PARCEL 1 AND PARCEL 2 AS SHOWN ON THE SURVEY REFER TO THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION PROVIDED WITHIN THE TITLE COMMITMENT.
- ROAD STATIONING SHOWN HEREON IS BASED ON A "BEST-FIT" ALIGNMENT OF THE 1929 RIGHT-OF-WAY PLANS FOR HORTON HIGHWAY PER STATE AID PROJECT NUMBER 523-C FOR WILLIAMSON COUNTY, SHEET 17 OF SAID PLAN SET.
- THE OVERALL SUBJECT PROPERTY BOUNDARY AS DESCRIBED IN DEED BOOK 109 PAGE 559 HAS BEEN SHOWN AND LOCATED HEREON BASED UPON THE CENTERLINE OF CROCKETT LANE AND AN OLD FENCE LINE ALONG THE EASTERLY LINE OF SAID PROPERTY. NO OTHER MONUMENTATION WAS FOUND AT THE TIME OF FIELD SURVEY TO HELP BETTER DETERMINE THE PRECISE LOCATION OF THE DESCRIBED PROPERTY.
- THE ALTA/NSPS SURVEY SHOWN HEREON WAS MADE FOR THAT PORTION OF THE BOBBY T. GARRETT PROPERTY THAT LIES WEST OF HORTON HIGHWAY ONLY.
- THE PORTION OF PROPERTY FOR WHICH THIS SURVEY WAS MADE IS AN UNIMPROVED PROPERTY. NO SUBSTANTIAL FEATURES WERE EVIDENT AT THE TIME OF FIELD SURVEY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE NAMED HEREON.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 83°33'56" W	49.91'
L2	N 54°51'57" W	30.80'

UTILITY PROVIDERS

- ELECTRIC - MIDDLE TENNESSEE ELEC. MEMBERSHIP CORP. (877) 777-9020
- WATER - NOLENSVILLE/COLLEGE GROVE UTILITY DISTRICT (615) 776-2511
- GAS - HORTON HIGHWAY UTILITY DISTRICT (931) 364-2283
- CABLE - AT&T (800) 351-1111
- FIBER - LEVEL 3 COMMUNICATIONS (615) 263-1100
- TELEPHONE - UNITED TELEPHONE COMPANY CHAPEL HILL (931) 364-2289

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	FARM FENCE
	GAS LINE
	WATER LINE
	OVERHEAD WIRES
	IRON REBAR FOUND (IRF)
	IRON PIPE FOUND (IPF)
	WATER METER
	POWER POLE
	FIBER OPTIC MARKER
	911 ADDRESS NUMBER

SURVEYOR'S CERTIFICATION

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FIRST AMERICAN TITLE INSURANCE AND ARRINGTON PROPERTY HOLDINGS, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11, AND 13 OF TABLE A THEREOF. THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY IV SURVEY AND WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE OF PLAT OR MAP: MARCH 22, 2019
DATE OF FIELD SURVEY: JANUARY 3, 2019

C&E
Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
Ph: 615.333.7797 · 800.763.2326 · Fax: 615.333.7751
www.cecinc.com

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF
THE BOBBY T. GARRETT, ET AL PROPERTY
Situate In
CIVIL DISTRICTS 18 & 20
WILLIAMSON COUNTY, TENNESSEE
Made For
ARRINGTON PROPERTY HOLDINGS, LLC
800 CLUB VIEW DRIVE
COLLEGE GROVE, TENNESSEE

DATE:	MARCH 22, 2019	SCALE:	1" = 50'	DRAWING NO.:	SV-01
DRAWN BY:	SVH	CHECKED BY:	RAM		
PROJECT NO:	185-815	APPROVED BY:	*JRC		
				SHEET	1 OF 1



VICINITY MAP
N.T.S.

SURVEYOR'S COMMENTS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: TC20181062
COMMITMENT DATE: JANUARY 3, 2019 8:00 AM
SCHEDULE B[] E[] CEPTIONS

- ANY ENCROACHMENT, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS.

AS SHOWN AND NOTED ON SURVEY

8214

BOBBY T. GARRET ET AL
MAP 137 PARCEL 22.00
WB 50 PG 345
DB 109 PG 559

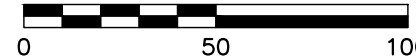


TRACT 1

TRACT 2
(LIES WHOLLY EAST
OF HORTON HIGHWAY)

*HAND SIGNATURE ON FILE

SCALE IN FEET



BK: 8864 PG: 515-522

21076232

8 PGS:AL-DEED	
846677	
12/30/2021 - 03:00 PM	
BATCH	846677
MORTGAGE TAX	0.00
TRANSFER TAX	14800.00
RECORDING FEE	40.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	14843.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
Attorneys At Law
P.O. Box 11187
Murfreesboro, TN 37129

Pick Up

**Part of Map 141 Parcel 9.00 (property in
 this deed to be combined with Map 141,
 Parcel 8.00)**

Address New Owner & Send Tax Bills To:

Arrington Property Holdings, LLC
 14605 N. 73rd Street
 Scottsdale, Arizona 85260

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Emy Joe Bellenfant Bilbrey (formerly Emy Joe Bilbrey and Emy Joe Bellenfant-Bellis)** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Arrington Property Holdings, LLC**, a Delaware limited liability company (the "Grantee"), in fee simple, certain real property situated in Williamson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being the "Property").

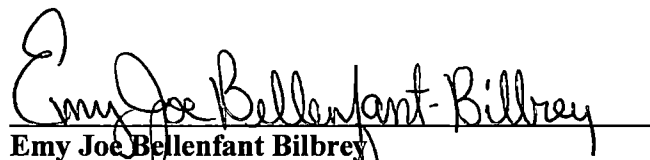
TO HAVE AND TO HOLD the Property to the Grantee, its heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent

otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms the Grantor and the Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.


IN WITNESS WHEREOF, the Grantor has executed this deed on this 30th day of December, 2021.

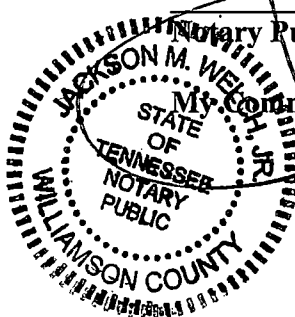

Emy Joe Bellenfant Bilbrey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emy Joe Bellenfant Bilbrey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 30 day of December, 2021.



Notary Public For The State Of Tennessee
My Commission Expires: 11-13-24


STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is \$4,000,000.00.

Affiant



Subscribed and sworn to before me, this the 30th day of December, 2021.

Leslie Campbell Vaughan
Notary Public For The State of Tennessee

My Commission Expires: 10-21-24

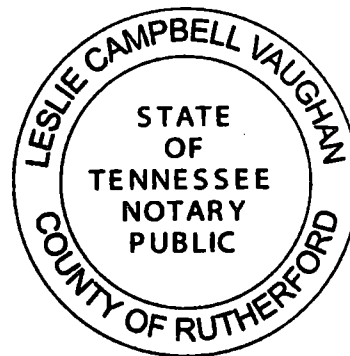


Exhibit A**Legal Description Of The Property**

Located in the 20th Civil District of Williamson County, Tennessee, being a portion of the Emy Joe Bellenfant-Bilbrey property as referenced in Deed Book 6713, Page 925, of the Register's Office for Williamson County, Tennessee (ROWCT) and being more particularly described as follows:

Beginning at a 1" iron pipe (found), said iron pipe being in the easterly line of the Arrington Property Holdings, LLC property, Deed Book 7312, Page 892 (ROWCT), being in the southerly line of the Arrington Property Holdings, LLC property, Troubadour Lot B Future Development, Deed Book 7587, Page 774 (ROWCT), and being the northwesterly corner of the herein tract described, said iron pipe having the following Tennessee State Plane coordinate values, N: 543, 475.22, E: 1,769,406.21;

Thence, continuing with the southerly line of Troubadour Lot B Future Development, South 84°29'28" East 945.01 feet to a 1" iron pipe (found), said iron pipe being in the westerly line of the Matthew T. Killen property, Deed Book 8058, Page 506 (ROWCT);

Thence, with the westerly line of Killen, South 04°57'46" West 662.00 feet to a ½" iron pin w/cap (found), said iron pin being the northwesterly corner of the Carl E. Thoni Jr. property, Deed Book 1232, Page 819 (ROWCT);

Thence, with the westerly line of Thoni, South 05°35'54" West 1,002.81 feet to a ½" iron pin w/cap (set);

Thence, with a new line severing the Emy Joe Bellefant-Bilbrey property, North 84°59'16" West 1,137.32 feet to a ½" iron pin w/cap (set), said iron pin being in the easterly line of the Vincent D. Emmett property, Deed Book 2661, Page 769 (ROWCT);

Thence, with the easterly line of Emmett, North 11°48'58" East 123.27 feet to a 5/8" iron pin w/cap (found), said iron pin being a northeasterly corner of the Arrington Property Holdings, LLC property, Deed Book 7312, Page 892 (ROWCT);

Thence, with the easterly line of Arrington Property Holdings, LLC the following three (3) calls:

- 1) North 12°10'35" East 50.35 feet to a ½" iron pin (found);
- 2) North 11°46'11" East 468.24 feet to a ½" iron pin w/cap (set);
- 3) North 11°57'07" East 1,043.25 feet to the Point of Beginning, containing in all 40.00 acres, more or less.

This land description was written by Stephen Vander Horst, RLS 3041, and is based on the ALTA/NSPS Land Title survey completed by M2 Group, LLC, dated December 27, 2021, which is to be used in conjunction with the description provided hereon.

The Property is subject to the restrictions that the Property will not be used for a waste treatment plant and any use other than open space or single-family residential lots. These restrictions are binding on the Grantee and all subsequent owners of the Property from the Grantee and are for the benefit of the remaining property of the Grantor in Map 141, Parcel 9.00, of which the Property is a part.

Derivations

A.

Being part of the same property to which undivided interests were conveyed to Emy Joe Bellenfant Bilbrey (also known as Emy Joe Bilbrey and Emy Joe Bellenfant-Bellis) by the following deeds of record in the Register's Office for Williamson County, Tennessee:

From Elynor Bellenfant to Emy Joe Bilbrey
Book 5595, Page 634

From Elynor Bellenfant to Emy Joe Bellenfant Bilbrey
Book 4696, Page 659

From Elynor Bellenfant to Emy Joe Bellenfant-Bellis:
Book 4693, Page 68
Book 3117, Page 253
Book 3110, Page 602
Book 2536, Page 496

From Joe C. Bellenfant and Elynor Bellenfant to Emy Joe Bellenfant-Bellis:
Book 2102, Page 418
Book 1486, Page 758
Book 1610, Page 267
Book 1830, Page 862
Book 1987, Page 699

From Stephanie Joe Bellis to Emy Joe Bellenfant-Bellis:
Book 2102, Page 409

From Joe C. Bellenfant and Elynor S. Bellenfant to Emy Joe Bellenfant-Bellis:
Book 1256, Page 850
Book 1258, Page 493
Book 1486, Page 761

From Emy Joe Bilbrey, Delacy Bellenfant and Sherry Bellenfant, Co-personal Representatives of the Estate of Elynor Bellenfant, to Emy Joe Bellenfant Bilbrey:
Book 6713, Page 925

B.

Being the same property to which an undivided interest was conveyed to Emy Joe Bellenfant Bilbrey from Stephanie Bellis Warner by deed of record in Book 8864, Page 499, Register's Office for Williamson County, Tennessee.

C.

Being the same property to which an undivided interest was conveyed to Emy Joe Bellenfant Bilbrey from Stephanie Bellis Warner, Custodian for McKinley Elise Warner, by deed of record in Book 8864, Page 503, Register's Office for Williamson County, Tennessee.

D.

Being the same property to which an undivided interest was conveyed to Emy Joe Bellenfant Bilbrey from Stephanie Bellis Warner, Custodian for Meredith Ragan, by deed of record in Book 8864, Page 507, Register's Office for Williamson County, Tennessee.

E.

Being the same property to which an undivided interest was conveyed to Emy Joe Bellenfant Bilbrey from Stephanie Bellis Warner, Custodian for Madden Warner, by deed of record in Book 8864, Page 511, Register's Office for Williamson County, Tennessee.

Address And Tax Map Information

This property is located at 6534 Cox Road, College Grove, Tennessee 37046 [Part of Map 141, Parcel 9.00].

Exhibit B

Permitted Exceptions

1. Roll-back taxes to Williamson County if the property is converted from agricultural use.
2. Application for Greenbelt Assessment - Agricultural, of record in Book 6680, Page 759, in the Register's Office for Williamson County, Tennessee.
3. Right of way easement to Middle Tennessee Electric Membership Corporation, of record in Book 2440, Page 40, in the Register's Office for Williamson County, Tennessee.
4. Right of way easement to Middle Tennessee Electric Membership Corporation, of record in Book 6162, Page 216, in the Register's Office for Williamson County, Tennessee.
5. All matters shown on the survey of the property by Stephen Vander Horst, RLS 3041, dated December 27, 2021.



1. THE SUBJECT PROPERTY SHOWN HEREON DOES NOT HAVE DIRECT ACCESS TO A PUBLIC STREET OR ROAD. IT IS THE SURVEYOR'S UNDERSTANDING THAT THE SUBJECT PROPERTY WILL BE CONSOLIDATED WITH ADJACENT PROPERTY TO THE WEST, WHICH IS OWNED BY THE PURCHASER OF THIS TRACT, ARRINGTON PROPERTY HOLDINGS, LLC. IN THE EVENT THAT THE PROPERTY SHOWN HEREON IS NOT CONSOLIDATED WITH AN ADJACENT PROPERTY HAVING 200' OF CONTINUOUS ROAD FRONTAGE, IT MAY BE DEEMED AN ILLEGAL SUBDIVISION AND/OR A NON-CONFORMING LOT BY THE WILLIAMSON COUNTY PLANNING AND ZONING DEPARTMENT.

OLD REPUBLIC TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: 20842021
COMMITMENT DATE: NOVEMBER 26, 2021 AT 8:00 AM
SCHEDULE B, PART II EXCEPTIONS

- 2) ALL MATTERS SHOWN ON THE SURVEY OF THE PROPERTY BY STEPHEN VANDER HORST, RLS 3041, DATED NOVEMBER 17, 2021.

-AS SHOWN HEREON.
- 11.) EASEMENTS FOR UTILITIES SERVING THE PROPERTY.

- DOES NOT AFFECT THE SUBJECT PROPERTY.
- 13.) WATERLINE EASEMENT TO COLLEGE GROVE UTILITY DISTRICT, OF RECORD IN RECORD BOOK 2206, PAGE 686, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

- DOES NOT AFFECT THE SUBJECT PROPERTY, AS SHOWN HEREON.
- 14.) RIGHT OF WAY EASEMENT TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, OF RECORD IN BOOK 2440, PAGE 40, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

-BLANKET EASEMENT FOR UTILITIES LOCATED ON THE REMAINING PORTION OF THE EMY JOE BELLENFANT-BILBREY PROPERTY. NO POWER LINES WERE FOUND ON THE SUBJECT PROPERTY DURING THE COURSE OF FIELD SURVEY.
- 15.) RIGHT OF WAY EASEMENT TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, OF RECORD IN BOOK 6138, PAGE 611, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

- DOES NOT AFFECT THE SUBJECT PROPERTY, EASEMENTS ARE LOCATED ON SOUTH SIDE OF COX RD.
- 16.) RIGHT OF WAY EASEMENT TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, OF RECORD IN BOOK 6162, PAGE 216, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

-BLANKET EASEMENT FOR UTILITIES LOCATED ON THE REMAINING PORTION OF THE EMY JOE BELLENFANT-BILBREY PROPERTY. NO POWER LINES WERE FOUND ON THE SUBJECT PROPERTY DURING THE COURSE OF FIELD SURVEY
- 17.) EASEMENT FOR ELECTRIC POWER TRANSMISSION LINE TO TENNESSEE VALLEY AUTHORITY, OR RECORD IN BOOK 393, PAGE 100, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

- DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.
- 18.) GAS LINE EASEMENT TO HORTON HIGHWAY UTILITY DISTRICT, OF RECORD IN BOOK 1147, PAGE 482, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

-BLANKET EASEMENT FOR UTILITIES LOCATED ON THE REMAINING PORTION OF THE EMY JOE BELLENFANT-BILBREY PROPERTY. NO GAS LINES WERE FOUND ON THE SUBJECT PROPERTY DURING THE COURSE OF FIELD SURVEY.

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
2. THIS SURVEY WAS PREPARED USING THE OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NO. 20842021, DATED NOVEMBER 26, 2021, ALONG WITH THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
3. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
4. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
5. UNDERGROUND UTILITIES, IF SHOWN, HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (C/ASCE 382 - QUALITY LEVEL C). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CALL 811 BEFORE YOU DIG.
6. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREA DETERMINED TO BE IN A 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAPS "WILLIAMSON COUNTY, TENNESSEE" (EFFECT. 385 OF 485, MAP NUMBER 47187C0385F, REVISED SEPTEMBER 29, 2006).
7. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.
8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION OBSERVED DURING THE COURSE OF FIELD SURVEY ON THE SUBJECT PROPERTY.
9. THE PROPERTY SHOWN HEREON IS AN UNDEVELOPED TRACT OF LAND.

SURVEYOR'S CERTIFICATE





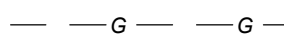
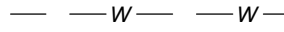








TO: ARRINGTON PROPERTY HOLDINGS, LLC; EMY JOE BELLENFANT BILBREY;
HERITAGE TITLE & ESCROW COMPANY, INC.; OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY; AND REALTY SOLUTIONS TITLE, INC.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 11(a), 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 15, 2021.

DATE OF PLAT OR MAP: DECEMBER 27, 2021



LEGEND:

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING FENCE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING TELEPHONE LINE
	EXISTING OVERHEAD ELECTRIC
	IRON REBAR FOUND (RR)
	IRON PIPE FOUND (RP)
	IRON REBAR SET W/CAP (IRS)
	CONCRETE MONUMENT FOUND (CMF)
	POWER POLE
	TELEPHONE POLE
EXC. #13	SCHEDULE B, PART II EXCEPTION

LEGAL DESCRIPTION (PER SURVEY)

LOCATED IN THE 20TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BEING A PORTION OF THE EMY JOE BELLENFANT-BILBREY PROPERTY AS REFERENCED IN DEED BOOK 6713, PAGE 925, OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEHINDING AT A 1" IRON PIPE (FOUND), SAID IRON PIPE BEING IN THE EASTERLY LINE OF THE ARRINGTON PROPERTY HOLDINGS, LLC PROPERTY, DEED BOOK 7312, PAGE 892 (ROWCT), BEING IN THE SOUTHERLY LINE OF THE ARRINGTON PROPERTY HOLDINGS, LLC PROPERTY, TROUBADOUR LOT B FUTURE DEVELOPMENT, DEED BOOK 7587, PAGE 774 (ROWCT), AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN TRACT DESCRIBED, SAID IRON PIPE HAVING THE FOLLOWING TENNESSEE STATE PLANE COORDINATE VALUES, N: 543, 475.22, E: 1,769,406.21;

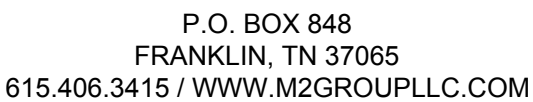
THENCE, CONTINUING WITH THE SOUTHERLY LINE OF TROUBADOUR LOT B FUTURE DEVELOPMENT, SOUTH 84°29'28" EAST 945.01 FEET TO A 1" IRON PIPE (FOUND), SAID IRON PIPE BEING IN THE WESTERLY LINE OF THE MATTHEW T. KILLEN PROPERTY, DEED BOOK 8058, PAGE 506 (ROWCT);

THENCE, WITH THE EASTERLY LINE OF EMMETT, NORTH 11°48'58" EAST 123.27 FEET TO A 5/8" IRON PIN W/CAP (FOUND), SAID IRON PIN BEING A NORTHEASTERLY CORNER OF THE ARRINGTON PROPERTY HOLDINGS, LLC PROPERTY, DEED BOOK 7312, PAGE 892 (ROWCT);

THENCE, WITH THE EASTERLY LINE OF ARRINGTON PROPERTY HOLDINGS, LLC THE FOLLOWING THREE (3) CALLS:

- 1) NORTH 12°10'35" EAST 50.35 FEET TO A ½" IRON PIN (FOUND);
- 2) NORTH 11°46'11" EAST 468.24 FEET TO A ½" IRON PIN W/CAP (SET);
- 3) NORTH 11°57'07" EAST 1,043.25 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 40.00 ACRES, MORE OR LESS.

REVISION #	DATE	DESCRIPTION
<p style="text-align: center;">ALTA/NSPS LAND TITLE SURVEY P/O TAX MAP 141, PARCEL 9.00 LOCATED: 6534 COX RD. 20TH CIVIL DISTRICT WILLIAMSON COUNTY, TENNESSEE</p>		
DATE :	DECEMBER 27, 2021	DRAWN BY : SVH
MADE FOR :	ARRINGTON PROPERTY HOLDINGS	CHECKED BY : SVH



SHEET NUMBER:

SV-01

This Instrument Was Prepared By:
Campbell Law Solutions
Attorneys At Law
P.O. Box 11187
Murfreesboro, TN 37129

Pick Up

Address New Owner & Send Tax Bills To:

Map and Parcel Numbers

Arrington Property Holdings, LLC
14605 N. 73rd Street
Scottsdale, Arizona 85260

Map 136, Parcels 02201, 02300 and 02302

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Matthew T. Killen and Rellab Holdings, LLC**, a Tennessee limited liability company (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Arrington Property Holdings, LLC**, a Delaware limited liability company (the "Grantee"), in fee simple, certain real property situated in Williamson County, Tennessee, which property is more particularly described on Exhibit A that is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantors covenant that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantors, except to the extent otherwise set forth in Exhibit B hereto; and the Grantors will forever warrant and defend the title

to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise. Each of the parties constituting the Grantors makes the foregoing warranties only as to the portion of the Property owned by that party.

Whenever in this instrument the terms the Grantors and the Grantee are used, such terms will be construed to include these parties, their respective heirs, legal representatives, successors and assigns, and these terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 5th day of April, 2022.

Matthew T. Killen
By Amanda J. Thurman attorney-in-fact

Matthew T. Killen

By Amanda J. Thurman, Attorney-In-Fact

Rellab Holdings, LLC

By: *Amanda J. Thurman authorized signatory*

**Amanda J. Thurman,
 Authorized Signatory**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

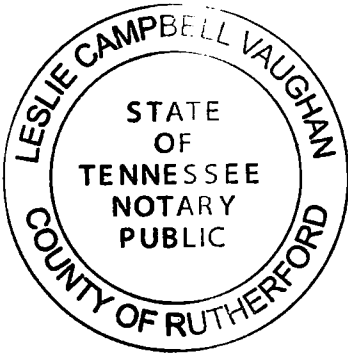
The actual consideration or value, whichever is greater, for this transfer is \$2,000,000.00.

Kimberly H. Wayman
Affiant

Subscribed and sworn to before me, this the 5th day of April, 2022.

Leslie Campbell Vaughan
Notary Public For The State of Tennessee

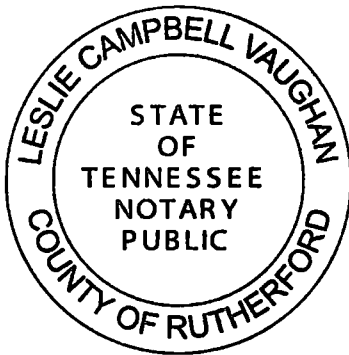
My Commission Expires: 10-21-24



STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda J. Thurman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the person who executed the within instrument in behalf of Matthew T. Killen and who acknowledged that such person executed the same as the free act and deed of Matthew T. Killen.

WITNESS my hand and seal on this the 5th day of April, 2022.



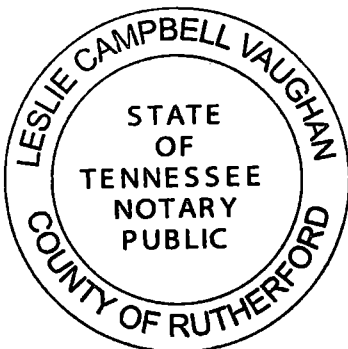
Leslie Campbell Vaughan
Notary Public For The State Of Tennessee

My Commission Expires: 10-21-24

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Amanda J. Thurman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon oath acknowledged herself to be the Authorized Signatory of Rellab Holdings, LLC, a Tennessee limited liability company, and that she, as such Authorized Signatory, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such Authorized Signatory.

Witness my hand and seal on this the 5th day of April, 2022.



Leslie Campbell Vaughan
Notary Public For The State Of Tennessee

My Commission Expires: 10-21-24

Exhibit A**Legal Description Of The Property****Tract 1**

Located in the 20th Civil District of Williamson County, Tennessee, being the Matthew T. Killen property as referenced in Deed Book 8058, Page 506, of the Register's Office for Williamson County, Tennessee (ROWCT) and being more particularly described as follows:

Beginning at an iron pin w/cap (set), said iron pin being located along the westerly right-of-way for Horton Highway (US31/41A), being the northeasterly corner of the herein property described and having the following Tennessee State Plane coordinate values, N: 543,682.66, E: 1,772,644.70;

Thence, continuing with right-of-way, South 07°20'31" West 249.81 feet to a 5/8" iron pin (found), said iron pin being the northeasterly corner of the Rellab Holdings, LLC property, Deed Book 8446, Page 356 (ROWCT);

Thence, continuing with Rellab Holdings, LLC the following three (3) calls:

- 1) North 61°09'10" West 139.81 feet to a 5/8" iron pin (found);
- 2) North 84°53'41" West 1,568.67 feet to a 1/2" iron pin w/cap (found);
- 3) South 04°57'22" West 526.86 feet to a 1/2" iron pin w/cap (found), said iron pin being a northerly corner of the Carl E. Thoni Jr. property, Deed Book 1232, Page 819 (ROWCT);

Thence, continuing with Thoni's north boundary line the following six (6) calls:

- 1) North 73°51'00" West 57.61 feet to a 1/2" iron pin w/cap (found);
- 2) South 55°46'53" West 79.27 feet to a fence post corner;
- 3) North 78°12'18" West 140.51 feet to a 1/2" iron pin w/cap (found);
- 4) South 21°24'23" West 199.12 feet to a fence post corner;
- 5) South 42°56'20" West 285.29 feet to a fence post corner;
- 6) North 88°17'43" West 67.35 feet to a 1/2" iron pin w/cap (found), said iron pin being in the easterly line of the Arrington Property Holdings, LLC property, Deed Book 8864, Page 499 (ROWCT);

Thence, continuing with Arrington Property Holdings, LLC, North 04°54'05" East 662.59 feet to a 1" iron pipe (found), said iron pipe being a southeasterly corner of the Arrington Property Holdings, LLC property (Troubadour Lot B – Future Development), Deed Book 7587, Page 774 (ROWCT);

Thence, continuing with Arrington Property Holdings, LLC (Troubadour Lot B – Future Development) the following five (5) calls:

- 1) North 05°10'42" East 309.11 feet to a 1/2" iron pin (found);
- 2) North 02°47'47" East 206.21 feet to a 5/8" iron pin (found);
- 3) South 84°56'57" East 2,192.41 feet to a 5/8" iron pin (found);
- 4) South 54°54'52" East 30.65 feet to a 1" iron pin (found);

- 5) South 83°43'55" East 51.88 feet to the Point of Beginning, containing in all 19.90 acres, more or less.

The description provided hereon was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from an ALTA/NSPS Land Title Survey by M2 Group, dated March 18, 2022, which is to be used in conjunction with this description and is hereby incorporated by reference.

Derivation

Being the same property conveyed to Matthew T. Killen by deed from Regina K. Moore, of record in Book 8058, Page 506, in the Register's Office for Williamson County, Tennessee.

Address And Tax Map Information

This is unimproved property located at 8211 Horton Highway [Map 136 Parcels 02201 and 02302].

Tract 2

Property situated in the 20th Civil District of Williamson County, Tennessee, being the Clifton Johnson and Lula Mae Johnson property, as of record in Deed Book 205, Page 251, in the Register's Office for Williamson County, Tennessee, and being more particularly described as follows:

Beginning at a ½" iron rebar (set) in the westerly Right-of-Way for Horton Highway (US 41A), said iron rebar being the southeasterly corner of the herein tract described and having the following Tennessee State Plane Coordinate (NAD83,2011) values, N: 543,045.42 and E: 1,772,560.05;

Thence, along the northerly line of the Michael J. Cude property, Deed Book 6454, Page 103, the following four calls:

- 1) N 74° 19' 11" W, passing a ½" iron rebar (found) at 8.82 feet, for a total distance of 504.27 feet to a ½" iron rebar (found);
- 2) S 36° 36' 39" W for a distance of 240.72 feet to a ½" iron rebar (found);
- 3) S 89° 47' 15" W for a distance of 345.30 feet to a ½" iron rebar (found);
- 4) S 46° 54' 52" W for a distance of 368.40 feet to a ½" iron rebar (found), said iron rebar being in the northerly line of the Carl E. Thoni, Jr. property, Deed Book 1232, Page 819;

Thence, continuing with Thoni the following three calls:

- 1) N 20° 39' 22" W for a distance of 124.46 feet to a ½" iron rebar (found);
- 2) N 43° 45' 03" W for a distance of 291.88 feet to a fence post corner (found) with flagging;
- 3) N 73° 51' 34" W for a distance of 196.15 feet to a ½" iron rebar (found), said iron rebar being a southeasterly corner of the Matthew T. Killen property, Deed Book 8058, Page 506;

Thence, continuing with Killen the following three calls:

- 1) N 04° 56' 15" E for a distance of 527.17 feet to a ½" iron rebar (found) in rock pile;
- 2) S 84° 52' 29" E for a distance of 1568.72 feet to a 5/8" iron rebar (found);
- 3) S 61° 10' 19" E for a distance of 139.82 feet to a 5/8" iron rebar (found), said iron rebar being in the westerly Right-of-Way for Horton Highway and being the northeasterly corner of the herein tract described;

Thence, continuing with said Right-of-Way, S 07° 42' 29" W for a distance of 393.16 feet to the Point of Beginning, containing 21.38 acres, more or less, as shown on the survey by Stephen Vander Horst, RLS 3041, dated January 28, 2021.

Derivation

Being the same property conveyed to Rellab Holdings, LLC, by deed from Clifton Johnson and wife, Lula Mae Johnson, of record in Book 8446, Page 356, in the Register's Office for Williamson County, Tennessee.

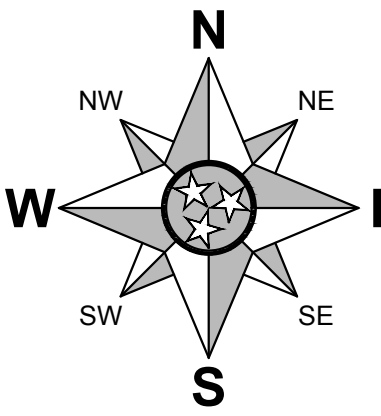
Address And Tax Map Information

This is improved property located at 8217 Horton Highway, College Grove, Tennessee 37046 [Map 136, Parcel 02300].

Exhibit B**Permitted Exceptions**

1. Waterline easement to College Grove Water Utility District, of record in Record Book 782, Page 793, in the Register's Office for Williamson County, Tennessee.
2. Right of way easement to Middle Tennessee Electric Membership Corporation, of record in Book 4300, Page 961, in the Register's Office for Williamson County, Tennessee.
3. Unrecorded lease dated March 1, 2021, between Rellab Holdings, LLC, as lessor, and F. Clifton Johnson and wife, Lula Mae Johnson, as lessees, as to a portion of the Property. [Tract 2]
4. Easements for utilities serving the Property.
5. All matters shown on the survey of a portion of the Property by Stephen Vander Horst, RLS 3041, dated March 18, 2022. [Tract 1]
6. All matters shown on the survey of a portion of the Property by Stephen Vander Horst, RLS 3041, dated January 28, 2021. [Tract 2]

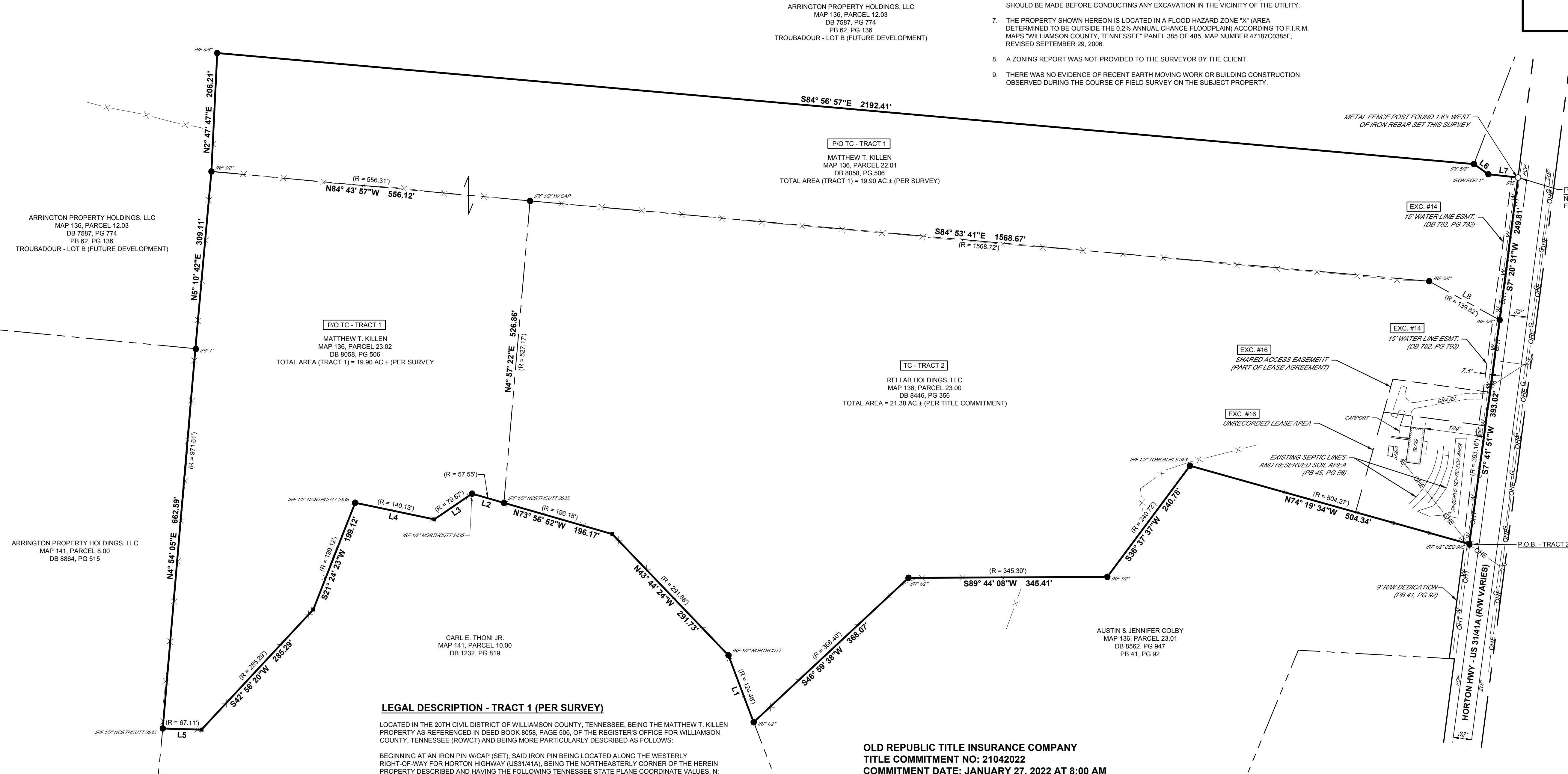
BK: 8960 PG: 334-341	
22015576	
8 PGS:AL-DEED	
868067	
04/05/2022 - 01:24 PM	
BATCH	868067
MORTGAGE TAX	0.00
TRANSFER TAX	7400.00
RECORDING FEE	40.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	7443.00
STATE OF TENNESSEE, WILLIAMSON COUNTY	
SHERRY ANDERSON	
REGISTER OF DEEDS	



GPS SURVEY DATA INFORMATION:

- TYPE OF GPS SURVEY: RTK
- POSITIONAL ACCURACY: 0.05 FEET
- DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USED: TGRN
- GEOID MODEL: GEOID 18
- COMBINED GRID SCALE FACTOR: 0.99991456

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	124.20	N20° 37' 35"W
L2	57.61	N73° 51' 00"W
L3	79.27	S55° 46' 53"W
L4	140.51	N78° 12' 18"W
L5	67.35	N88° 17' 43"W
L6	30.65	S54° 54' 52"E
L7	51.88	S83° 43' 55"E
L8	139.81	S61° 09' 10"E



LEGAL DESCRIPTION - TRACT 2 (PER TITLE COMMITMENT)

PROPERTY SITUATED IN THE 20TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BEING THE CLIFTON F. AND LULA MAE JOHNSON PROPERTY, AS OF RECORD IN DEED BOOK 205, PAGE 251, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON REBAR (SET) IN THE WESTERLY RIGHT-OF-WAY FOR HORTON HIGHWAY (US 41A), SAID IRON REBAR BEING THE SOUTHEASTERLY CORNER OF THE HEREIN TRACT DESCRIBED AND HAVING THE FOLLOWING TENNESSEE STATE PLANE COORDINATE (NAD83.2011) VALUES: N: 543,045.42 AND E: 1,772,560.05;

THENCE, ALONG THE NORTHERLY LINE OF THE MICHAEL J. CUDE PROPERTY, DEED BOOK 6454, PAGE 103, THE FOLLOWING FOUR CALLS:

- 1) N 74° 19' 11" W, PASSING A 1/2" IRON REBAR (FOUND) AT 8.82 FEET, FOR A TOTAL DISTANCE OF 504.27 FEET TO A 1/2" IRON REBAR (FOUND);
- 2) S 36° 36' 39" W FOR A DISTANCE OF 240.72 FEET TO A 1/2" IRON REBAR (FOUND);
- 3) S 89° 47' 15" W FOR A DISTANCE OF 345.30 FEET TO A 1/2" IRON REBAR (FOUND);
- 4) S 46° 54' 52" W FOR A DISTANCE OF 368.40 FEET TO A 1/2" IRON REBAR (FOUND), SAID IRON REBAR BEING IN THE NORTHERLY LINE OF THE CARL E. THONI, JR. PROPERTY, DEED BOOK 1232, PAGE 819;

THENCE, CONTINUING WITH THONI'S NORTH BOUNDARY LINE THE FOLLOWING SIX (6) CALLS:

- 1) NORTH 73° 51' 00" WEST 57.61 FEET TO A 1/2" IRON PIN W/CAP (FOUND);
- 2) SOUTH 55° 46' 53" WEST 79.27 FEET TO A FENCE POST CORNER;
- 3) NORTH 78° 12' 18" WEST 140.51 FEET TO A 1/2" IRON PIN W/CAP (FOUND);
- 4) SOUTH 21° 24' 23" WEST 196.12 FEET TO A FENCE POST CORNER;
- 5) SOUTH 42° 56' 20" WEST 285.29 FEET TO A FENCE POST CORNER;
- 6) NORTH 88° 17' 43" WEST 67.35 FEET TO A 1/2" IRON PIN W/CAP (FOUND), SAID IRON PIN BEING IN THE EASTERLY LINE OF THE ARRINGTON PROPERTY HOLDINGS, LLC PROPERTY, DEED BOOK 8864, PAGE 499 (ROWCT);

THENCE, CONTINUING WITH ARRINGTON PROPERTY HOLDINGS, LLC (TROUBADOUR LOT B - FUTURE DEVELOPMENT) THE FOLLOWING FIVE (5) CALLS:

- 1) NORTH 05° 10' 42" EAST 393.11 FEET TO A 1/2" IRON PIN (FOUND);
- 2) NORTH 02° 47' 47" EAST 206.21 FEET TO A 5/8" IRON PIN (FOUND);
- 3) SOUTH 84° 56' 57" EAST 2,192.41 FEET TO A 5/8" IRON PIN (FOUND);
- 4) SOUTH 54° 54' 52" EAST 30.65 FEET TO A 1" IRON PIN (FOUND);
- 5) SOUTH 83° 43' 55" EAST 51.88 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 19.90 ACRES, MORE OR LESS.

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, S 07° 42' 29" W FOR A DISTANCE OF 393.16 FEET TO THE POINT OF BEGINNING, CONTAINING 21.38 ACRES, MORE OR LESS, AS SHOWN ON THE SURVEY BY STEPHEN VANDER HORST, RLS 3041, DATED JANUARY 28, 2021.

LEGAL DESCRIPTION - TRACT 1 (PER SURVEY)

LOCATED IN THE 20TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BEING THE MATTHEW T. KILLEN PROPERTY AS REFERENCED IN DEED BOOK 8058, PAGE 506, OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (ROWCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN W/CAP (SET), SAID IRON PIN BEING LOCATED ALONG THE WESTERLY RIGHT-OF-WAY FOR HORTON HIGHWAY (US31/41A), BEING THE NORTHEASTERLY CORNER OF THE HEREIN PROPERTY DESCRIBED AND HAVING THE FOLLOWING TENNESSEE STATE PLANE COORDINATE VALUES: N: 543,682.66, E: 1,772,644.70;

THENCE, CONTINUING WITH RIGHT-OF-WAY, SOUTH 07° 20' 31" WEST 249.81 FEET TO A 5/8" IRON PIN (FOUND), SAID IRON PIN BEING THE NORTHEASTERLY CORNER OF THE RELLAB HOLDINGS, LLC PROPERTY, DEED BOOK 8446, PAGE 356 (ROWCT);

THENCE, CONTINUING WITH RELLAB HOLDINGS, LLC THE FOLLOWING THREE (3) CALLS:

- 1) NORTH 81° 09' 10" WEST 139.81 FEET TO A 5/8" IRON PIN (FOUND);
- 2) NORTH 84° 53' 41" WEST 1,568.67 FEET TO A 1/2" IRON PIN W/CAP (FOUND);
- 3) SOUTH 04° 10' 42" EAST 393.11 FEET TO A 1/2" IRON PIN W/CAP (FOUND), SAID IRON PIN BEING A NORTHERLY CORNER OF THE CARL E. THONI, JR. PROPERTY, DEED BOOK 1232, PAGE 819 (ROWCT);

THENCE, CONTINUING WITH THONI'S NORTH BOUNDARY LINE THE FOLLOWING SIX (6) CALLS:

- 1) NORTH 73° 51' 00" WEST 57.61 FEET TO A 1/2" IRON PIN W/CAP (FOUND);
- 2) SOUTH 55° 46' 53" WEST 79.27 FEET TO A FENCE POST CORNER;
- 3) NORTH 78° 12' 18" WEST 140.51 FEET TO A 1/2" IRON PIN W/CAP (FOUND);
- 4) SOUTH 21° 24' 23" WEST 196.12 FEET TO A FENCE POST CORNER;
- 5) SOUTH 42° 56' 20" WEST 285.29 FEET TO A FENCE POST CORNER;
- 6) NORTH 88° 17' 43" WEST 67.35 FEET TO A 1/2" IRON PIN W/CAP (FOUND), SAID IRON PIN BEING IN THE EASTERLY LINE OF THE ARRINGTON PROPERTY HOLDINGS, LLC PROPERTY, DEED BOOK 8864, PAGE 499 (ROWCT);

THENCE, CONTINUING WITH ARRINGTON PROPERTY HOLDINGS, LLC (TROUBADOUR LOT B - FUTURE DEVELOPMENT) THE FOLLOWING FIVE (5) CALLS:

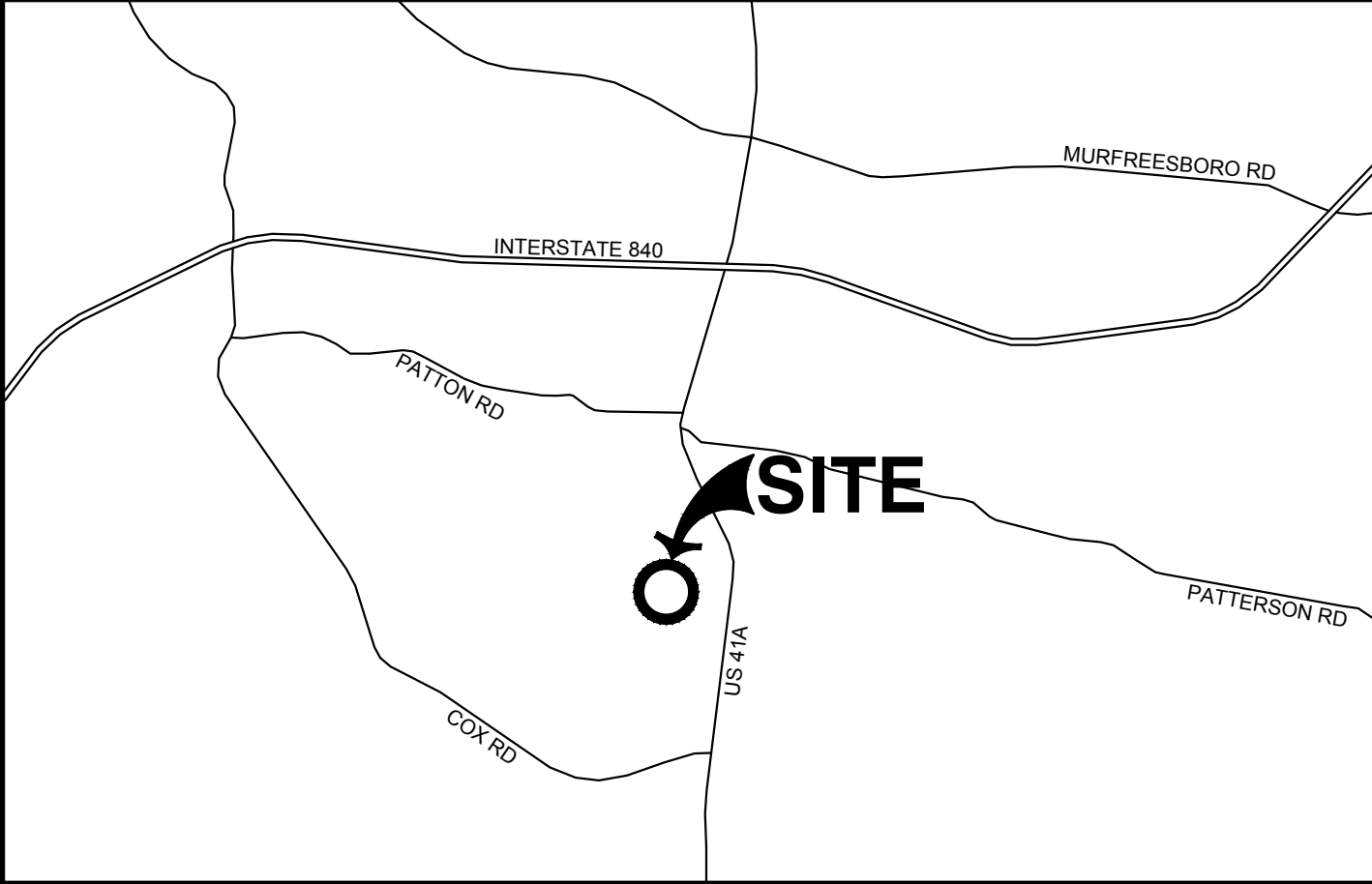
- 1) NORTH 05° 10' 42" EAST 393.11 FEET TO A 1/2" IRON PIN (FOUND);
- 2) NORTH 02° 47' 47" EAST 206.21 FEET TO A 5/8" IRON PIN (FOUND);
- 3) SOUTH 84° 56' 57" EAST 2,192.41 FEET TO A 5/8" IRON PIN (FOUND);
- 4) SOUTH 54° 54' 52" EAST 30.65 FEET TO A 1" IRON PIN (FOUND);
- 5) SOUTH 83° 43' 55" EAST 51.88 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 19.90 ACRES, MORE OR LESS.

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, S 07° 42' 29" W FOR A DISTANCE OF 393.16 FEET TO THE POINT OF BEGINNING, CONTAINING 21.38 ACRES, MORE OR LESS, AS SHOWN ON THE SURVEY BY STEPHEN VANDER HORST, RLS 3041, DATED JANUARY 28, 2021.

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, S 07° 42' 29" W FOR A DISTANCE OF 393.16 FEET TO THE POINT OF BEGINNING, CONTAINING 21.38 ACRES, MORE OR LESS, AS SHOWN ON THE SURVEY BY STEPHEN VANDER HORST, RLS 3041, DATED JANUARY 28, 2021.

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
2. THIS SURVEY WAS PREPARED USING THE OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NO. 21042022, DATED JANUARY 27, 2022, ALONG WITH THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
3. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
4. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
5. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
6. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
7. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAPS "WILLIAMSON COUNTY, TENNESSEE" PANEL 385 OF 485, MAP NUMBER 47187C0385F, REVISED SEPTEMBER 29, 2006.
8. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.
9. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION OBSERVED DURING THE COURSE OF FIELD SURVEY ON THE SUBJECT PROPERTY.



VICINITY MAP
N.T.S.

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING FARM FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC
- IRON REBAR FOUND (IRF)
- IRON PIPE FOUND (IPF)
- IRON REBAR SET W/CAP (IRS)
- FENCE POST FOUND
- POWER POLE
- TELEPHONE POLE
- WATER METER
- SCHEDULE B, PART II EXCEPTION
- DISTANCE PER INSTRUMENT OF RECORD

OLD REPUBLIC TITLE INSURANCE COMPANY

TITLE COMMITMENT NO: 21042022
COMMITMENT DATE: JANUARY 27, 2022 AT 8:00 AM
SCHEDULE B, PART II EXCEPTIONS

- 2) ALL MATTERS SHOWN ON THE SURVEY OF THE PROPERTY BY STEPHEN VANDER HORST, RLS 3041, DATED MARCH 18, 2022.
- AS SHOWN HEREON.
- 12) EASEMENTS FOR UTILITIES SERVING THE PROPERTY.
- AS SHOWN HEREON, IF ANY.
- 14) WATERLINE EASEMENT TO COLLEGE GROVE UTILITY DISTRICT, OF RECORD IN RECORD BOOK 782, PAGE 793, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (TRACT 1 AND TRACT 2).
- AFFECTS THE SUBJECT PROPERTY, AS SHOWN AND NOTED HEREON. EASEMENT LOCATION IS BASED ON THE GRAPHICAL LOCATION OF WATERLINE, AS SHOWN ON PLAT BOOK 45, PAGE 56. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY OR COMPLETELY SHOWN.
- 15) RIGHT OF WAY EASEMENT TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, OF RECORD IN BOOK 4300, PAGE 961, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (TRACT 1 AND TRACT 2).
- BLANKET EASEMENT AFFECTS THE SUBJECT PROPERTY (TRACT 1 AND TRACT 2).
- 16) UNRECORDED LEASE DATED MARCH 1, 2021, BETWEEN RELLAB HOLDINGS, LLC, AS LESSOR, AND F. CLIFTON JOHNSON AND WIFE, LULA MAE JOHNSON, AS LESSEES, AS TO A PORTION OF THE PROPERTY. (TRACT 2)
- AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

TO: ARRINGTON PROPERTY HOLDINGS, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND REALTY SOLUTIONS TITLE, INC.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANS/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5(a), 6(b), 11(a), 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 14, 2022.

DATE OF PLAT OR MAP: MARCH 18, 2022

REVISION #	DATE	DESCRIPTION

ALTANS/NSP LAND TITLE SURVEY
MAP 136, PARCELS 22.01, 23.00, 23.02
COLLEGE GROVE
20TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE

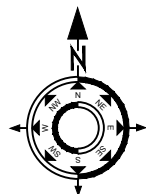
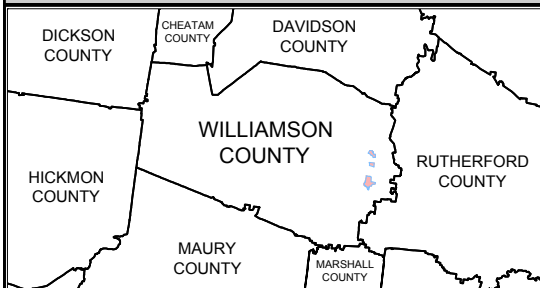
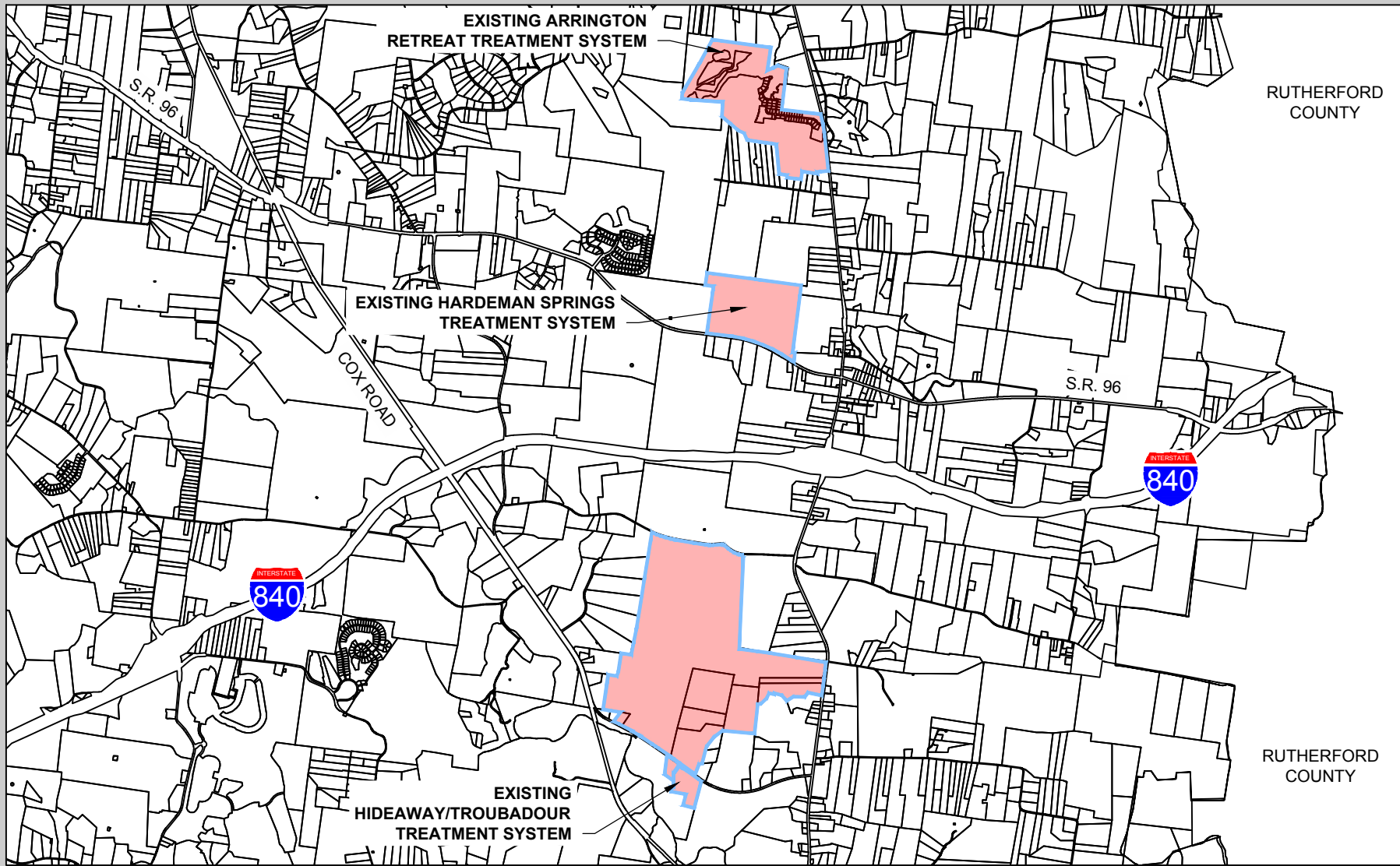
DATE :	MARCH 18, 2022	DRAWN BY :	SVH
MADE FOR :	ARRINGTON PROPERTY HOLDINGS, LLC	CHECKED BY :	SVH



P.O. BOX 848
FRANKLIN, TN 37065
615.406.3415 / WWW.M2GROUP.LLC.COM

SHEET NUMBER: **SV-01**

COLLECTIVE EXHIBIT I



CSWR SERVICE AREA MAP (ARRINGTON AREA)

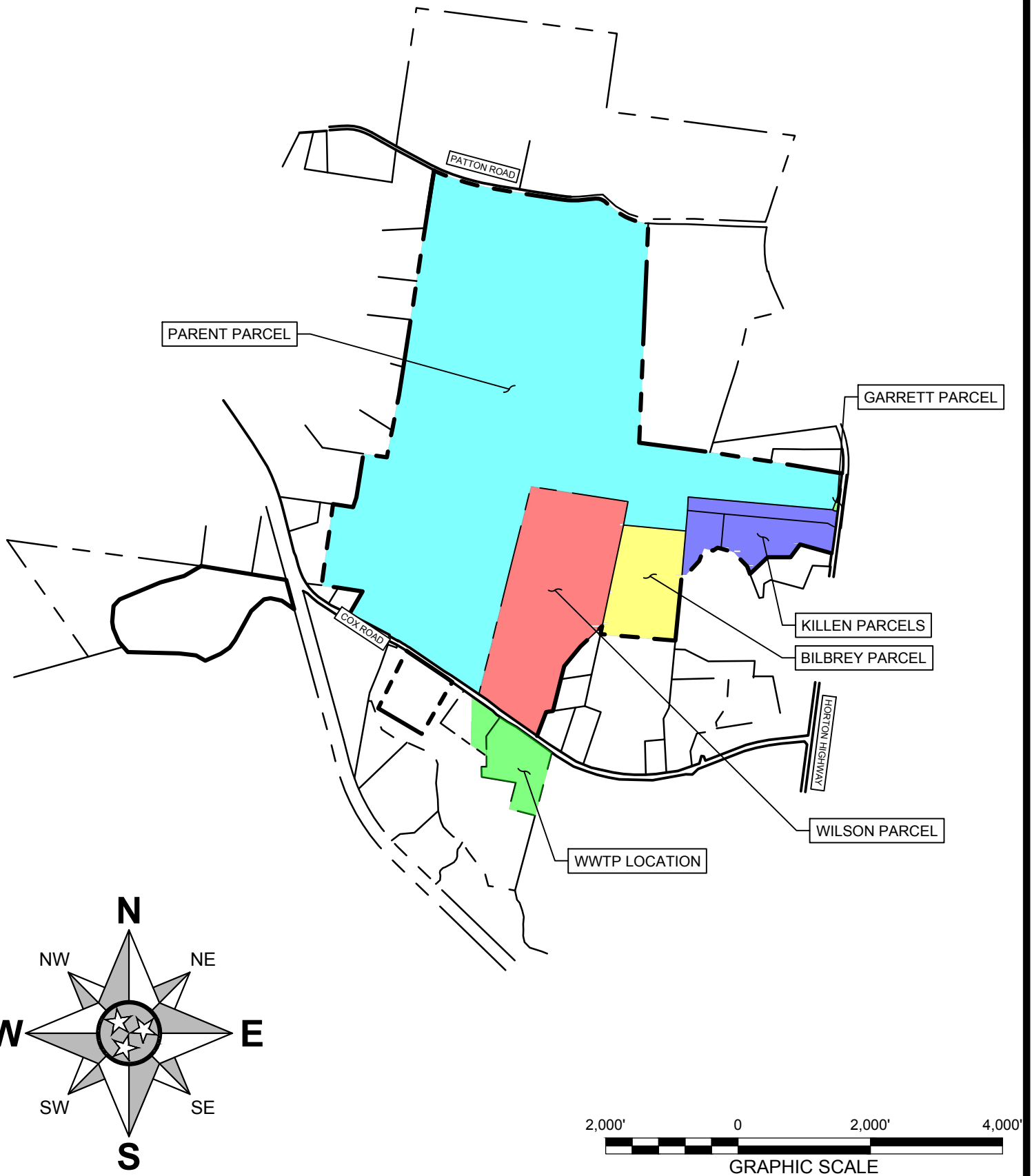
MARCH 24, 2023



REVISIONS

NO.	BY	DATE	DESCRIPTION

TROUBADOUR - TPUC SERVICE TERRITORY REVISION DWG / Tuesday, March 28, 2023 11:58:12 AM



P.O. BOX 848
FRANKLIN, TN 37065
WWW.M2GROUPLLC.COM

EXHIBIT E.1

UTILITY SERVICE TERRITORY REVISION MAP
TROUBADOUR GOLF + FIELD CLUB
WILSON, KILLEN, BILBREY, GARRETT
WILLIAMSON COUNTY, TENNESSEE

DATE MARCH, 2023

PROJECT # 22-056

SHEET NO.

EX-E.1