

MCD714_1

RICHLAND SOUTH LLC
149.61 ACRES
TRACT 1

BEING AND LYING IN THE 21ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND LYING WEST OF AND ADJACENT TO ARNO ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST R.O.W. OF ARNO ROAD; SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF ALFRED POWERS; THENCE WITH WEST R.O.W. OF SAID ROAD, South 42 degrees 43 minutes 44 seconds East for a distance of 137.23 feet to a POINT; THENCE South 44 degrees 26 minutes 05 seconds East for a distance of 358.88 feet to an IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROAD WITH A NEW RICHLAND SOUTH LLC DIVISION LINE, South 48 degrees 15 minutes 00 seconds West for a distance of 766.17 feet to an IRON PIN SET; THENCE WITH A FENCE AND CONTINUING WITH SAID DIVISION LINE, South 08 degrees 14 minutes 24 seconds West for a distance of 263.00 feet to a WOOD FENCE POST; THENCE South 61 degrees 08 minutes 31 seconds East for a distance of 23.03 feet to a WOOD FENCE POST; THENCE South 12 degrees 57 minutes 29 seconds East for a distance of 104.46 feet to an IRON PIN SET; THENCE South 33 degrees 34 minutes 55 seconds West for a distance of 151.30 feet to a WOOD FENCE POST; THENCE South 56 degrees 35 minutes 01 seconds West for a distance of 604.92 feet to a WOOD FENCE POST; THENCE South 00 degrees 47 minutes 28 seconds East for a distance of 129.60 feet to a STEEL FENCE POST; THENCE South 03 degrees 24 minutes 36 seconds East for a distance of 128.82 feet to a 8" CHERRY TREE; THENCE South 16 degrees 48 minutes 09 seconds East for a distance of 532.05 feet to a 6" HACKBERRY TREE; THENCE South 02 degrees 51 minutes 56 seconds East for a distance of 104.27 feet to a 12" ELM TREE; THENCE South 35 degrees 49 minutes 46 seconds West for a distance of 133.97 feet to a 6" HACKBERRY TREE; THENCE South 36 degrees 07 minutes 03 seconds West for a distance of 200.65 feet to a 8" HACKBERRY TREE; THENCE South 35 degrees 59 minutes 03 seconds West for a distance of 159.65 feet to a 6" HACKBERRY TREE; THENCE South 39 degrees 28 minutes 55 seconds West for a distance of 109.38 feet to a WOOD FENCE POST; THENCE South 77 degrees 08 minutes 34 seconds West for a distance of 24.82 feet to a WOOD FENCE POST; THENCE South 69 degrees 28 minutes 44 seconds West for a distance of 154.00 feet to a 18" HACKBERRY TREE; THENCE South 71 degrees 07 minutes 50 seconds West for a distance of 380.69 feet to a 10" HACKBERRY TREE; THENCE South 71 degrees 19 minutes 07 seconds West for a distance of 58.50 feet to a WOOD FENCE POST; THENCE South 81 degrees 00 minutes 06 seconds West for a distance of 31.65 feet to a 12" HACKBERRY TREE; THENCE North 85 degrees 40 minutes 52 seconds West for a distance of 84.12 feet to a WOOD FENCE POST; THENCE North 66 degrees 19 minutes 36 seconds West for a distance of 74.29 feet to a 6" HACKBERRY TREE; THENCE North 64 degrees 26 minutes 37 seconds West for a distance of 169.78 feet to a 16" ELM TREE; THENCE South 88 degrees 06 minutes 17 seconds West for a distance

of 190.24 feet to a WOOD FENCE POST; THENCE South 83 degrees 46 minutes 23 seconds West for a distance of 35.79 feet to a WOOD FENCE POST; THENCE North 86 degrees 43 minutes 35 seconds West for a distance of 90.14 feet to a 6" HACKBERRY TREE; THENCE South 42 degrees 02 minutes 54 seconds West for a distance of 395.56 feet to a 14" HACKBERRY TREE; THENCE LEAVING SAID FENCE CONTINUING WITH SAID DIVISION LINE South 47 degrees 14 minutes 38 seconds West for a distance of 877.36 feet to an IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE EAST BOUNDARY OF CHARLES AND PHYLLIS LOWE; THENCE LEAVING SAID DIVISION LINE WITH LOWE AND A FENCE, North 39 degrees 32 minutes 40 seconds West for a distance of 188.09 feet to a STEEL FENCE POST; THENCE North 39 degrees 21 minutes 09 seconds West for a distance of 298.71 feet to an IRON PIN FOUND; THENCE North 47 degrees 41 minutes 52 seconds West for a distance of 135.47 feet to an IRON PIN FOUND; THENCE North 28 degrees 52 minutes 42 seconds West for a distance of 75.02 feet to an IRON PIN FOUND; THENCE North 08 degrees 47 minutes 19 seconds West for a distance of 100.78 feet to a STEEL FENCE POST; THENCE South 85 degrees 17 minutes 27 seconds West for a distance of 179.33 feet to an IRON PIN FOUND; THENCE North 16 degrees 37 minutes 58 seconds East for a distance of 450.08 feet to an IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTH BOUNDARY OF PULL TIGHT HILL FARM LLC; THENCE WITH PULL TIGHT HILL FARM LLC AND CONTINUING WITH A FENCE, South 85 degrees 51 minutes 34 seconds East for a distance of 17.84 feet to an IRON PIN FOUND; THENCE North 24 degrees 23 minutes 45 seconds East for a distance of 616.94 feet to an IRON PIN FOUND; THENCE North 09 degrees 11 minutes 32 seconds East for a distance of 661.21 feet to a WOOD FENCE POST; SAID WOOD FENCE POST BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE NORTHEAST CORNER OF PULL TIGHT HILL FARM LLC, AND THE SOUTH BOUNDARY OF WILLIAM ROLAND ETUX; THENCE WITH ROLAND AND A FENCE, North 83 degrees 09 minutes 18 seconds East for a distance of 116.45 feet to a STEEL FENCE POST; THENCE North 81 degrees 26 minutes 20 seconds East for a distance of 59.29 feet to a 10" HACKBERRY TREE; THENCE North 79 degrees 57 minutes 14 seconds East for a distance of 208.83 feet to a WOOD FENCE POST IN THE CENTER OF AN EXISTING 50 FOOT INGRESS-EGRESS AND UTILITIES EASEMENT; SAID WOOD FENCE POST BEING THE SOUTHEAST CORNER OF ROLAND, AND THE SOUTHWEST CORNER OF TOMMIE HILL II ETUX; THENCE LEAVING SAID EASEMENT WITH HILL AND CONTINUING WITH A FENCE, North 63 degrees 28 minutes 17 seconds East for a distance of 164.01 feet to a WOOD FENCE POST; THENCE North 63 degrees 02 minutes 53 seconds East for a distance of 67.48 feet to a STEEL FENCE POST; THENCE North 63 degrees 14 minutes 58 seconds East for a distance of 387.48 feet to a 14" HACKBERRY TREE; THENCE North 69 degrees 44 minutes 54 seconds East for a distance of 115.92 feet to a 12" HACKBERRY TREE; THENCE North 79 degrees 07 minutes 30 seconds East for a distance of 30.68 feet to a WOOD FENCE POST; THENCE South 70 degrees 41 minutes 22 seconds East for a distance of 110.33 feet to a 20" HACKBERRY TREE; SAID TREE BEING THE SOUTHEAST CORNER OF HILL AND THE SOUTHWEST CORNER OF KENNETH HICKS; THENCE WITH HICKS AND CONTINUING

WITH A FENCE, South 64 degrees 11 minutes 49 seconds East for a distance of 79.57 feet to a 30" BEECH TREE; THENCE North 55 degrees 56 minutes 13 seconds East for a distance of 203.61 feet to a 20" MAPLE TREE; THENCE North 71 degrees 34 minutes 25 seconds East for a distance of 150.21 feet to a 18" WHITE OAK TREE; THENCE North 88 degrees 26 minutes 25 seconds East for a distance of 47.84 feet to a 6" MAPLE TREE; THENCE South 89 degrees 52 minutes 46 seconds East for a distance of 257.54 feet to a 12" WALNUT TREE; THENCE North 58 degrees 30 minutes 40 seconds East for a distance of 80.61 feet to a 10" ASH TREE; THENCE North 14 degrees 13 minutes 27 seconds East for a distance of 45.95 feet to a STEEL FENCE POST; THENCE North 03 degrees 52 minutes 29 seconds West for a distance of 89.14 feet to a STEEL FENCE POST; THENCE North 23 degrees 15 minutes 28 seconds West for a distance of 80.37 feet to a STEEL FENCE POST; THENCE North 24 degrees 36 minutes 21 seconds West for a distance of 139.25 feet to a 10" OAK TREE; THENCE North 25 degrees 53 minutes 24 seconds West for a distance of 55.11 feet to a 18" OAK TREE; THENCE North 10 degrees 38 minutes 24 seconds West for a distance of 198.13 feet to a 4" HACKBERRY TREE; SAID TREE BEING THE SOUTHWEST CORNER OF WALTER MOORE; THENCE WITH MOORE AND CONTINUING WITH A FENCE, North 83 degrees 58 minutes 31 seconds East for a distance of 166.80 feet to a STEEL FENCE POST; THENCE LEAVING SAID FENCE CONTINUING WITH MOORE, North 55 degrees 00 minutes 07 seconds East for a distance of 535.81 feet to an IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF ALFRED POWERS; THENCE WITH POWERS, South 47 degrees 25 minutes 36 seconds East for a distance of 433.61 feet to an IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF POWERS; THENCE CONTINUING POWERS AND A FENCE, North 40 degrees 46 minutes 22 seconds East, PASSING AN IRON PIN SET AT 829.29 FEET, IN ALL a distance of 869.30 feet to THE POINT OF BEGINNING AND CONTAINING 149.61 ACRES AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, AUGUST 7, 2014.

ALSO CONVEYED HEREIN IS AN EXISTING 50 FOOT INGRESS-EGRESS AND UTILITIES EASEMENT BEING DESCRIBED WITH CENTERLINE AS FOLLOWS:

BEGINNING AT A WOOD FENCE POST; SAID WOOD FENCE POST BEING THE SOUTHEAST CORNER OF WILLIAM ROLAND ETUX, AND THE SOUTHWEST CORNER OF TOMMIE HILL II ETUX; THENCE WITH CENTER OF EASEMENT NORTH 01 DEGREES 12 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 64.07 FEET; THENCE NORTH 13 DEGREES 58 MINUTES 20 SECOND EAST FOR A DISTANCE OF 203.54 FEET; THENCE NORTH 27 DEGREES 57 MINUTES 09 SECOND EAST FOR A DISTANCE OF 127.38 FEET; THENCE NORTH 07 DEGREES 53 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 58.81 FEET; THENCE NORTH 13 DEGREES 34 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 95.07 FEET; THENCE NORTH 29 DEGREES 10 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 114.03 FEET; THENCE NORTH 18 DEGREES 01 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 130.88 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 188.84 FEET; THENCE NORTH 36 DEGREES 37 MINUTES 26

SECONDS WEST FOR A DISTANCE OF 84.10 FEET; THENCE NORTH 18 DEGREES 14 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 354.32 FEET; THENCE NORTH 18 DEGREES 23 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1300.34 FEET TO A POINT ON THE SOUTH R.O.W. OF PULL TIGHT ROAD.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO RICHLAND SOUTH LLC AS RECORDED IN DEED BOOK 6041, PAGE 981, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
