

Tract #1

PROPERTY DESCRIPTION – Map 124 - P/O Parcel (5.04) – Zoned: R10

A TRACT OF LAND IN THE 6TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH BY: CAMPBELLSVILLE PIKE (PUBLIC RIGHT-OF-WAY - WIDTH VARIES) ON THE EAST BY: INDIAN CAMP SPRINGS ROAD (50' PUBLIC RIGHT-OF-WAY); ON THE SOUTH BY THE REMAINING LANDS OF MIDTNDDEV, LLC AS OF RECORD IN RECORD BOOK 2646, PAGE 846 REGISTERS' OFFICE, MAURY COUNTY (R.O.M.C.), TENNESSEE AND ON THE WEST BY GENERAL HOMES OF COLUMBIA AS OF RECORD IN RECORD BOOK 2360, PAGE 37 R.O.M.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED, IN PART, ACCORDING TO A SURVEY FOR MIDTNDDEV, LLC – PREPARED BY: CARROLL LAND SURVEYING – JOB NAME: FICS620_2A – DATED: 10/2/20 AND CERTIFIED BY: KENNETH CARROLL AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMPBELLSVILLE PIKE, AT THE COMMON NORTHERLY PROPERTY CORNER BETWEEN THE HEREIN DESCRIBED TRACT OF LAND AND THE AFORESAID GENERAL HOMES OF COLUMBIA TRACT. SAID IRON ROD (OLD) HAVING A TENNESSEE STATE PLANE COORDINATE OF N=453,174.36 – E=1,651,798.33; THENCE,

1. WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMPBELLSVILLE PIKE, SOUTH 82 DEGREES 10 MINUTES 06 SECONDS EAST A DISTANCE OF 783.01 FEET TO AN IRON ROD (OLD); THENCE,
2. SOUTH 83 DEGREES 06 MINUTES 13 SECONDS EAST A DISTANCE OF 16.74 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
3. SOUTH 22 DEGREES 31 MINUTES 58 SECONDS EAST A DISTANCE OF 16.94 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
4. SOUTH 64 DEGREES 03 MINUTES 19 SECONDS EAST A DISTANCE OF 38.30 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
5. SOUTH 74 DEGREES 49 MINUTES 59 SECONDS EAST A DISTANCE OF 53.43 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
6. SOUTH 77 DEGREES 54 MINUTES 34 SECONDS EAST A DISTANCE OF 52.20 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
7. SOUTH 81 DEGREES 51 MINUTES 58 SECONDS EAST A DISTANCE OF 108.39 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
8. SOUTH 88 DEGREES 44 MINUTES 21 SECONDS EAST A DISTANCE OF 52.44 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
9. NORTH 85 DEGREES 39 MINUTES 31 SECONDS EAST A DISTANCE OF 103.66 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
10. SOUTH 70 DEGREES 19 MINUTES 14 SECONDS EAST A DISTANCE OF 50.74 FEET TO A CONCRETE MONUMENT (OLD) AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID INDIAN CAMP SPRINGS ROAD; THENCE,
11. WITH THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN CAMP SPRINGS ROAD, SOUTH 10 DEGREES 09 MINUTES 42 SECONDS EAST A DISTANCE OF 204.74 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
12. SOUTH 14 DEGREES 16 MINUTES 58 SECONDS EAST A DISTANCE OF 199.56 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
13. SOUTH 09 DEGREES 13 MINUTES 06 SECONDS EAST A DISTANCE OF 91.15 FEET TO A CONCRETE MONUMENT (OLD); THENCE,

14. SOUTH 06 DEGREES 08 MINUTES 52 SECONDS WEST A DISTANCE OF 98.71 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
15. SOUTH 12 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 27.89 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
16. SOUTH 07 DEGREES 48 MINUTES 46 SECONDS EAST A DISTANCE OF 9.16 FEET TO AN IRON ROD (OLD); THENCE,
17. SOUTH 08 DEGREES 05 MINUTES 50 SECONDS WEST A DISTANCE OF 622.79 FEET TO AN IRON ROD (OLD); THENCE,
18. SOUTH 08 DEGREES 46 MINUTES 33 SECONDS WEST A DISTANCE OF 256.50 FEET TO AN IRON ROD (OLD); THENCE,
19. SOUTH 08 DEGREES 11 MINUTES 48 SECONDS WEST A DISTANCE OF 159.66 FEET TO AN IRON ROD (OLD); THENCE,
20. SOUTH 07 DEGREES 37 MINUTES 40 SECONDS WEST A DISTANCE OF 407.16 FEET TO A POINT; THENCE,
21. LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN CAMP SPRINGS ROAD, WITH A NEW LINE THROUGH THE PROPERTY OF WHICH THIS TRACT IS A PART OF, NORTH 82 DEGREES 22 MINUTES 20 SECONDS WEST A DISTANCE OF 475.26 FEET TO A POINT; THENCE,
22. NORTH 42 DEGREES 42 MINUTES 12 SECONDS WEST A DISTANCE OF 1256.76 FEET TO A POINT IN THE EASTERLY PROPERTY LINE OF THE AFORESAID MIDTNDDEV, LLC TRACT; THENCE,
23. WITH SAID EASTERLY PROPERTY LINE, NORTH 08 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 1271.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,540,073 SQUARE FEET OR 58.312 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES.

PROPERTY TITLE REFERENCE:

THIS TRACT IS A PORTION OF THE SAME PROPERTY CONVEYED TO MIDTNDDEV, LLC BY WARRANTY DEED FROM LAMES MORGAN FITTS, JR. AS OF RECORD IN BOOK R2646, PAGE 846 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.