

Exhibit A – Legal Description

Surveyor's Description Map 78, Parcel 10.02

Being land in the 24th Civil District of Wilson County, Mt. Juliet, Tennessee, located generally on the north side of Golden Bear Gateway at the northwest quadrant of the intersection of Golden Bear Gateway and Rutland Drive and being more particularly described as follows:

Beginning at the intersection of the westerly right of way line of Rutland Drive (50 foot right of way) and the northerly right of way line of Golden Bear Gateway, of record in Deed Book 1600, Page 17, R.O.W.C.;

Thence, with the northerly right of way line of Golden Bear Gateway the following four (4) calls:

S 80°37'12" W, 63.52 feet;
N 78°48'38" W, 51.81 feet;

Along a curve to right 661.81 feet, said having a central angle of 27°37'47", a radius of 1372.39 feet, a tangent of 337.47 feet and a chord of N 64°59'45" W, 655.42 feet;

N 51°10'51" W, 920.96 feet to the southeast corner of The City of Mt. Juliet, of record in Book 2096, Page 1287, R.O.W.C.;

Thence, with the easterly and northerly line of said City of Mt. Juliet and Final Plat of Beckwith North, Lots 14A and 17, of record in Plat Book 30, Page 457, R.O.W.C. the following five (5) calls:

N 10°20'09" E, 225.64 feet;
N 09°10'32" E, 235.90 feet to a ½" capped rebar "Crockett" found;
N 00°53'13" W, 28.40 feet to a ½" capped rebar "Crockett" found;
N 30°44'04" W, 11.48 feet;
N 79°06'04" W, 239.43 feet to a ½" iron rod found at the southeast corner of Tract 3, Donie Thompson Martin Property, of record in Plat Book 16, Page 651, R.O.W.C.;

Thence, with the easterly line of said Tract 3 and generally running with a woven wire fence line, N 06°45'57" E, 761.19 feet to the southwest corner of The Final Plat, The Peoples Bank Property for Monty Mires, of record in Plat Book 17, Page 16, R.O.W.C.;

Thence, with the rear lines of Lots 1-3, The Final Plat, The Peoples Bank Property for Monty Mires, of record in Plat Book 17, Page 16, R.O.W.C., S 78°59'09" E, 467.06 feet to the southeast Corner of Lot 3;

Thence, with the easterly line of Lot 3 and generally running 1.5 feet east of a 3-wire fence line, N 06°41'57" E, 154.12 feet;

Exhibit A – Legal Description

Thence, continuing with said line, N 06°41'57" E, 318.01 feet to the southerly right of way line of Rutland Drive (25 feet from centerline);

Thence, with said southerly right of way line of Rutland Drive, S 79°00'03" E, 16.43 feet;

Thence, continuing with said southerly right of way line, S 78°04'54" E, 120.69 feet to the northwest corner of Lot 1, Section 1 of Rutland Estates, of record in Plat Book 18, Page 233, R.O.W.C.;

Thence, with the westerly line of Lot 1, S 03°19'36" W, 312.00 feet to the southwest corner of Lot 1

Thence, with the southwesterly line of said Section 1 of Rutland Estates, of record in Plat Book 18, Page 233, R.O.W.C. the following two (2) calls:

S 59°35'29" E, 123.88 feet to a ½" iron rod found at the common rear corner of Lots 2 & 3;
S 27°44'16" E, 1195.52 feet to the common rear corner of Lots 12 & 13;

Thence, with the westerly line of said Section I of Rutland Estates, S 05°57'33" W, 435.52 feet to the southwest corner of Lot 16 of said Section I of Rutland Estates;

Thence, with the southerly line of Lot 16 of said Section I of Rutland Estates, S 84°02'27" E, 320.00 feet to the southeast corner of said Lot 16 in the westerly right of way line of Rutland Drive (25 feet from centerline);

Thence, with the westerly right of way line of said Rutland Drive, S 05°33'59" W, 252.51 feet;

Thence, continuing with said line, S 06°58'27" W, 352.54 feet to the point of beginning.

Containing 2,086,105 square feet or 47.89 acres, more or less.

Included in the above description is a portion of land of unknown ownership lying in the northerly portion of the property on the southside of Rutland Drive and being more particularly Described as follows:

Beginning at the northwest corner of Lot 1, Section 1 of Rutland Estates, of record in Plat Book 18, Page 233, R.O.W.C. in the southerly right of way line of Rutland Drive;

Thence, with the westerly line of said Lot 1, S 03°19'36" W, 312.00 feet to the southwest corner of said Lot 1;

Thence, N 81°12'33" W, 155.04 feet to the easterly line of Lot 3, The Final Plat, The Peoples Bank Property for Monty Mires, of record in Plat Book 17, Page 16, R.O.W.C.;

Thence, with said easterly line, N 06°41'57" E, 318.01 feet to the southerly right of way line of Rutland Drive (25 feet from centerline);

Exhibit A – Legal Description

Thence, with said southerly right of way line of Rutland Drive, S 79°00'03" E, 16.43 feet;

Thence, continuing with said southerly right of way line, S 78°04'54" E, 120.69 feet to the point of beginning.

Containing 45,808 square feet or 1.05 acres, more or less.

According to a survey by Barge Design Solutions, Inc., File 3859201

Being a portion of the property conveyed to Harold Sutton, Trustee, by deed of record in Book 406, Page 402, R.O.W.C.

2486 EAST DIVISION STREET

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT NUMBER NCS-1131948-NAS WITH AN EFFECTIVE DATE JUNE 07, 2022 AT 7:30 AM. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WILSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS: TRACT OR PARCEL OF LAND, SITUATED AND LYING IN THE 24TH CIVIL DISTRICT WILSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING AT A POINT IN THE SOUTHERLY MARGIN OF THE OLD N. C. & ST. L. RAILROAD BED, COMMON CORNER WITH MARY ALICE PUCKETT, AND THENCE WITH PUCKETT'S LINE S60° 03' E 941.0 FEET TO A POINT IN ONES LINE; THENCE WITH JONES LINE N 71° 58' W 294.0 FEET TO A POINT; THENCE WITH JOHNNIE E. JONES LINE N 6° 37' W 801.0 FEET TO A POINT IN THE SOUTHERLY MARGIN OF SAID ABANDONED RAILROAD BED; THENCE WITH SAID MARGIN N 80° 00' E 277.0 FEET TO THE BEGINNING. INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO CITY OF MT. JULIET, TENNESSEE, BY DEED OF RECORD IN BOOK 1612, PAGE 578, IN THE REGISTER'S OFFICE OF WILSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED TO TRAVIS CLARK, BY DEED FROM G. WAYNE BROWN, OF RECORD IN BOOK 1175, PAGE 1378, IN THE REGISTER'S OFFICE OF WILSON COUNTY, TENNESSEE.

2530 EAST DIVISION STREET

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT NUMBER NCS-1131936-NAS WITH AN EFFECTIVE DATE JUNE 06, 2022 AT 7:30 AM. LAND IN THE 24TH CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS: A HOUSE AND LOT BEING TRACT NO. 2 OF THE DONA (DONIE) THOMPSON MARTIN PROPERTY LOCATED ON THE OLD RAILROAD BED ROAD, OF RECORD IN PLAT BOOK 16, PAGE 651, REGISTER'S OFFICE OF WILSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO DAVID R. MCCLENDON AND WIFE, CLAIR H. MCCLENDON, BY DEED FROM MONTY MIRES, OF RECORD IN DEED BOOK 383, PAGE 256, IN THE REGISTER'S OFFICE OF WILSON COUNTY, TENNESSEE. THE SAID

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CLAIR H. MCCLENDON HAVING PREDECEASED DAVID R. MCCLENDON AND THE SAID DAVID R. MCCLENDON HAVING SINCE DIED TESTATE, AND PURSUANT TO THE LAST WILL AND TESTAMENT OF DAVID R. MCCLENDON, OF RECORD IN BOOK 914, PAGE 545, SAID REGISTER'S OFFICE, THE DEVISEE OF SAID ESTATE IS JAMES MCCLENDON.

2530A EAST DIVISION STREET

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT NUMBER NCS-1131928-NAS WITH AN EFFECTIVE DATE JUNE 06, 2022 AT 7:30 AM. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WILSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS: BEING TRACT 1 OF THE DONIE THOMPSON MARTIN PROPERTY OF RECORD IN PLAT BOOK 16, PAGE 651, REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED TO MARY ALICE PUCKETT, BY DEED FROM DONIE THOMPSON MARTIN, OF RECORD IN DEED BOOK 190, PAGE 97, REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE. THE SAID MARY ALICE PUCKETT HAVING SINCE DIED TESTATE, AND PURSUANT TO THE LAST WILL AND TESTAMENT OF MARY A. PUCKETT, OF RECORD IN WILL BOOK 42, PAGE 70, PROBATE COURT, WILSON COUNTY, THE DEVISEES OF SAID ESTATE IS WILLIE MORGAN; CHARLES MORGAN; MARY PETTY; DONALD MORGAN; RONALD MORGAN; CHRISTINE GREEN; HATTIE PUCKETT; JAMES PUCKETT; AND TERRY PUCKETT.

2640 EAST DIVISION STREET

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT NUMBER NCS-1131920-NAS WITH AN EFFECTIVE DATE JUNE 06, 2022 AT 7:30 AM. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WILSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS: A CERTAIN TRACT OR PARCEL OF LAND IN THE 24TH CIVIL DISTRICT OF WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING TRACT NO. 3 OF THE DONA (DONIE) THOMPSON MARTIN PROPERTY LOCATED ON THE OLD RAILROAD BED ROAD, AND FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, REFERENCE IS HERE MADE OF RECORD IN PLAT BOOK 16, PAGE 651, REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO ROBERT W. GRAVES, BY DEED FROM JUANITA C. GRAVES A/K/A CORNELIA JUANITA (GRISHOM) GRAVES, OF RECORD IN DEED BOOK 423, PAGE 564, IN THE REGISTER'S OFFICE OF WILSON COUNTY, TENNESSEE.

0 EAST DIVISION STREET

BEGINNING AT A POINT LOCATED ON THE EASTERN LINE OF THE PROPERTY OWNED, THE COMMON LINE WITH PROPERTY OWNED BY TRAVIS CLARK, OF RECORD IN BOOK 1175, PAGE 1378, REGISTER'S OFFICE FOR WILSON COUNTY, SAID POINT ALSO LOCATED ON THE NORTHEASTERN PROPOSED RIGHT OF WAY OF EASTERN/BECKWITH CONNECTO, AND BEING 60.00 FEET RIGHT OF EASTERN/BECKWITH CONNECTOR SURVEY CENTERLINE STATION 206+48.29; THENCE ALONG THE PROPOSED RIGHT OF WAY OF EASTERN/BECKWITH CONNECTOR AS FOLLOWS: NORTHWESTERLY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 894.93 FEET, AN ARC LENGTH OF 416.80 FEET TO A POINT

Exhibit A – Legal Description

60.00 FEET RIGHT OF EASTERN/BECKWITH CONNECTOR SURVEY CENTERLINE STATION 210+93.02; NORTH 71 DEGREES 33 MINUTES 06 SECONDS EAST, AND BEING 20.00 FEET TO A POINT 80.00 FEET RIGHT OF EASTERN/BECKWITH CONNECTOR SURVEY CENTERLINE STATION 210+93.02; NORTH 10 DEGREES 17 MINUTES 41 SECONDS WEST, AND BEING 342.63 FEET TO A POINT LOCATED ON THE SOUTHERN PROPOSED RIGHT OF WAY OF DIVISION STREET, AND BEING 128.59 FEET RIGHT OF EASTERN/BECKWITH CONNECTOR SURVEY CENTERLINE STATION 214+32.19; THENCE NORTH 71 DEGREES 37 MINUTES 19 SECONDS EAST ALONG THE PROPOSED DIVISION STREET RIGHT OF WAY, AND BEING 65.35 FEET TO A POINT LOCATED ON THE EASTERN LINE OF THE PROPERTY OWNED, THE COMMON LINE WITH PROPERTY OWNED BY TRAVIS CLARK, OF RECORD IN BOOK 1175, PAGE 1378, AND BEING 46.00 FEET RIGHT OF DIVISION STREET SURVEY CENTERLINE STATION 29+61.18; THENCE SOUTH 15 DEGREES 27 MINUTES 52 SECONDS EAST ALONG THE COMMON LINE, AND BEING 714 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 1.319 ACRES, MORE OR LESS.

6207 GOLDEN BEAR GATEWAY

BEING A CERTAIN TRACT OF LAND IN THE CITY OF MOUNT JULIET, 25TH CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE. BEING PART OF THE PROPERTY DEEDED TO AMAZON.COM SERVICES, INC. BY DEED RECORDED IN DEED BOOK 1923, PAGE 830, IN THE REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE (R.O.W.C.T). BEING ALL OF LOT 17 AS SHOWN ON THE FINAL PLAT ENTITLED "BECKWITH NORTH, LOTS 14A & 17" AS RECORDED IN PLAT BOOK P30, PAGE 457, R.O.W.C.T., TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. CONTAINING AN AREA OF 224,941 SQUARE FEET OR 5.16 ACRES, MORE OR LESS.