



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
Division of Remediation
William R. Snodgrass TN Tower
312 Rosa L. Parks Avenue, 14th Floor
Nashville, Tennessee 37243

March 22, 2023

Mr. Troy Blackmon
627 S James Campbell Blvd # 203
Columbia, TN 38401

Re: Notice of Land Use Restriction
DoR Site ID 60-562

Dear Mr. Blackmon:

Please find attached the signed Notice of Land Use Restrictions for the above referenced site. Please have these documents filed at the Register of Deeds office and provide our office with a copy of the filed document.

Thank you for your time and attention to this matter. Please let me know if you need anything else.

Sincerely,

A handwritten signature in black ink, appearing to read "EWS", with a long horizontal flourish extending to the right.

Evan W. Spann
Deputy Director
Field Office Operations

cc: Nashville Field Office
Site File

Plu Troy Blackmon

Notice of Amendment and Release of Land Use Restrictions for:
Legacy Farm Group, LLC Portion of Site # 60-534

This instrument prepared by:
Tennessee Department of Environment & Conservation
312 Rosa Parks Avenue
Nashville, Tennessee 37243

STATE OF TENNESSEE
COUNTY OF MAURY

BK/PG: R2909/666-676

23003688

| | |
|-------------------------|-----------------------|
| 11 PGS AL-MISCELLANEOUS | |
| JANE BATCH: 300413 | 03/23/2023 - 03:43 PM |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 55.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 57.00 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

NOTICE OF AMENDMENT AND RELEASE OF LAND USE RESTRICTIONS FOR Legacy Farm Group, LLC Property

Notice is hereby given that pursuant to Tennessee Code Annotated section 68-212-225(e) and the original Notice of Land Use Restrictions recorded on September 24, 2007, with the Maury County, Tennessee Register of Deeds, Book R2007, Page 153 ("NLUR"), the NLUR is hereby amended as set forth herein as it applies to the Legacy Property as defined below. Pursuant to Tennessee Code Annotated section 68-212-225(d), the register of deeds shall record this Notice of Amendment and Release of Land Use Restrictions ("Notice") and index it in the: (1) grantor index in the names of the owners of the land; and (2) grantee index under the name of the Commissioner of Tennessee Department of Environment and Conservation.

WITNESSETH:

WHEREAS, Legacy Farm Group, LLC, a Tennessee limited liability company, is the sole owner in fee simple of 208.95 acres of real property described in a deed of record with the Maury County, Tennessee Register of Deeds, Book 2740, Page 287, and also identified as Map 63, Parcel 025.01, and as more particularly described in the legal description attached as **Exhibit A** and incorporated herein by reference ("Legacy Property");

WHEREAS, the Legacy Property is shown on a survey drawn by Daniel Green (Tennessee Licensed Surveyor #3162), dated October 3, 2022, attached hereto as **Exhibit B** and incorporated herein by reference; and

WHEREAS, the Legacy Property was originally part of an approximately 5,438-acre parcel of real property conveyed to Solutia, Inc., a Delaware corporation, acquired by Special Warranty Deed dated September 1, 1997, from Monsanto Company, a Delaware corporation, of record in Book 1346 at page 70 in the Maury County, Tennessee Register of Deeds office ("Monsanto Property");

WHEREAS, the Tennessee Department of Environment and Conservation, on September 24, 2007, executed the NLUR as set forth above limiting the use of the Monsanto Property;

WHEREAS, Solutia, Inc., a Delaware corporation, then conveyed its interest in the Monsanto Property by Quitclaim Deed dated April 25, 2008, to Land South TN, LLC, a

Notice of Amendment and Release of Land Use Restrictions for:
Legacy Farm Group, LLC Portion of Site # 60-534

Tennessee limited liability company, of record in Book R2035 at page 367 in the Maury County, Tennessee Register of Deeds office;

WHEREAS, Land South TN, LLC, a Tennessee limited liability company, then conveyed portions of the Monsanto Property including the Legacy Property by Special Warranty Deed dated March 6, 2009, to RLF Duck River, LLC, a Colorado limited liability company, of record in Book R2069 at page 1307 in the Maury County, Tennessee Register of Deeds office;

WHEREAS, Webb Engineering (James D. Webb), on March 6, 2009, recorded a survey plat describing real property including the Legacy Property (then containing 5,129.25 acres per said survey) in Plat Book P18 at pages 241-242 in the Maury County, Tennessee Register of Deeds office;

WHEREAS, Vick Surveying, LLC, on August 23, 2016, prepared an unrecorded division survey describing the Legacy Property;

WHEREAS, RLF Duck River, LLC, a Colorado limited liability company, then conveyed the Legacy Property by Special Warranty Deed dated October 12, 2018, to Charles Parks Hunter, of record in Book R2527 at page 481 in the Maury County, Tennessee Register of Deeds office;

WHEREAS, Charles Parks Hunter then conveyed the Legacy Property by Warranty Deed dated April 12, 2019, to Charles Parks Hunter and Jonathan M. Morrow, as equal tenants in common, of record in Book R2550 at page 1490 in the Maury County, Tennessee Register of Deeds office;

WHEREAS, Charles Parks Hunter and Jonathan M. Morrow then conveyed the Legacy Property by Warranty Deed dated June 1, 2021, to Legacy Farm Group, LLC, a Tennessee limited liability company, of record in Book R2740 at page 287 in the Maury County, Tennessee Register of Deeds office;

WHEREAS, Legacy Farm Group, LLC, a Tennessee limited liability company, on September 27, 2021, imposed certain private use restrictions ("Declaration of Covenants, Conditions, Restrictions, and Easements") on the Legacy Property, they being filed of record in Book R2774 at page 289 in the Maury County, Tennessee Register of Deeds office;

WHEREAS, the Commissioner has determined that the risk to human health or environment has been eliminated or reduced based upon the following: a Phase II soil investigation, *Soil Investigation Report for the Legacy Farm Group Site, Parcel No. 063 025.01* by Grow Environmental dated July 29, 2022, showed that no contamination is present; and, accordingly, less restrictive land use controls remain protective of human health and the environment;

• Notice of Amendment and Release of Land Use Restrictions for:
Legacy Farm Group, LLC Portion of Site # 60-534

WHEREAS, after public notice and an opportunity for public input, a notice of land use restrictions filed pursuant to this section may be made less stringent or canceled by the Commissioner if the risk has been eliminated or reduced so that less restrictive land use controls are protective of human health and the environment;

WHEREAS, public notice was sent via certified mail to all adjoining landowners and all local governments having jurisdiction over the Monsanto Property on February 2, 2023;

WHEREAS, the Amendment and Termination Paragraph of the NLUR provides that the NLUR may be waived, amended, modified, or terminated at any time by the Commissioner of TDEC for cause;

NOW, THEREFORE, the NLUR is hereby amended as follows:

The Legacy Property is hereby released of the restrictions in the NLUR. This release shall not apply to any other real property to which the NLUR applies, including without limitation the Monsanto Property. Except as expressly modified or amended herein, the provisions, conditions, and terms of the NLUR shall remain unchanged and in full force and effect.

Notice of Amendment and Release of Land Use Restrictions for:
Legacy Farm Group, LLC Portion of Site # 60-534

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 16 day of March, 2023.

ACKNOWLEDGED BY:



Printed Name: Troy A. Blackmon

Title: Managing Member

For: Legacy Farms Group, LLC

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public having authority within the aforesaid State, TROY A. BLACKMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of MARCH, 2023.



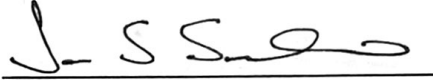
Notary Public

My Commission Expires: 05/22/2023



APPROVED BY:

Tennessee Department of Environment and Conservation



James S. Sanders
Director, Division of Remediation

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public having authority within the aforesaid State, James S. Sanders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22ND day of MARCH, 2023.



Notary Public

My Commission Expires: 1-4-27



81°30'33" E 133.76 feet; thence N 87°59'00" E 144.89 feet; thence N 87°58'31" E 229.62 feet; thence S 88°00'04" E 96.62 feet; thence S 77°48'34" E 149.80 feet; thence S 81°15'32" E 83.82 feet; thence N 89°28'57" E 103.52 feet; thence N 82°33'55" E 190.95 feet; thence N 84°14'38" E 74.33 feet; thence S 89°39'23" E 80.34 feet; thence S 80°08'16" E 91.32 feet; thence S 71°23'13" E 148.99 feet; thence S 67°27'27" E 187.21 feet; thence S 67°09'42" E 420.62 feet; thence S 68°54'00" E 163.81 feet; thence S 75°30'39" E 134.40 feet; thence S 84°45'13" E 69.15 feet to the beginning being 208.95 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 23 August 2016.

Being a portion of the same property conveyed to RLF Duck River, LLC, a Colorado limited liability company by instrument of record in Book R2069 at page 1307 in the Maury County, Tennessee Register of Deeds office.

BEING the same property conveyed to Charles Parks Hunter by special warranty deed from RLF Duck River, LLC, a Colorado limited liability company, dated October 12, 2018 of record in Book R2527 at page 481 in the Maury County, Tennessee Register of Deeds office. Also being the same property conveyed to Charles Parks Hunter and Jonathan M. Morrow by warranty deed from Charles Parks Hunter dated April 12, 2018 of record in Book R2550 at page 1490 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #063-25.01

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

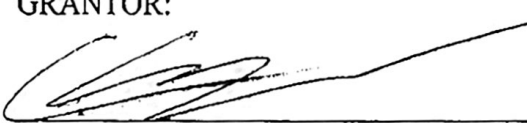
TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.


Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Maury County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of June, 2021.

GRANTOR:


Charles Parks Hunter


Jonathan M. Morrow

NOTE: GRANTORS hereby warranty and affirm they nor their spouses have ever lived at the property conveyed hereby.

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared **Charles Parks Hunter and Jonathan M. Morrow**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing

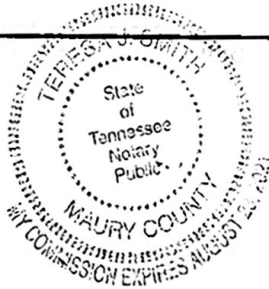
I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is \$1,450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

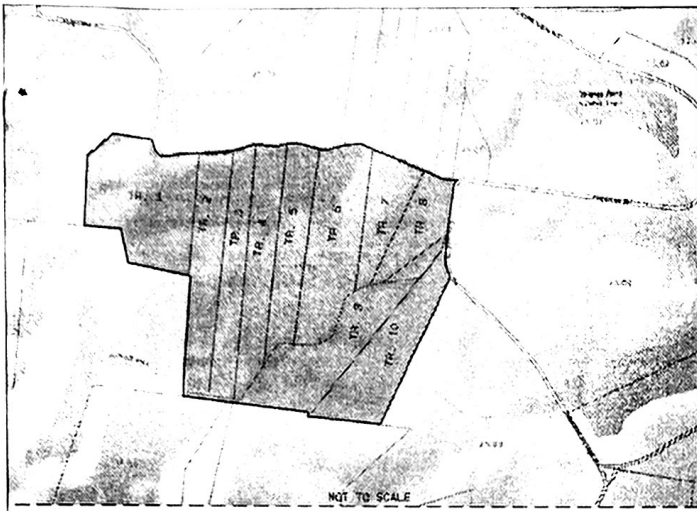
Suzanne Jordan
Affiant

Subscribed and sworn to before me this 2nd day of June, 2021.

Teresa J. Smith
Notary Public
My Commission Expires: _____

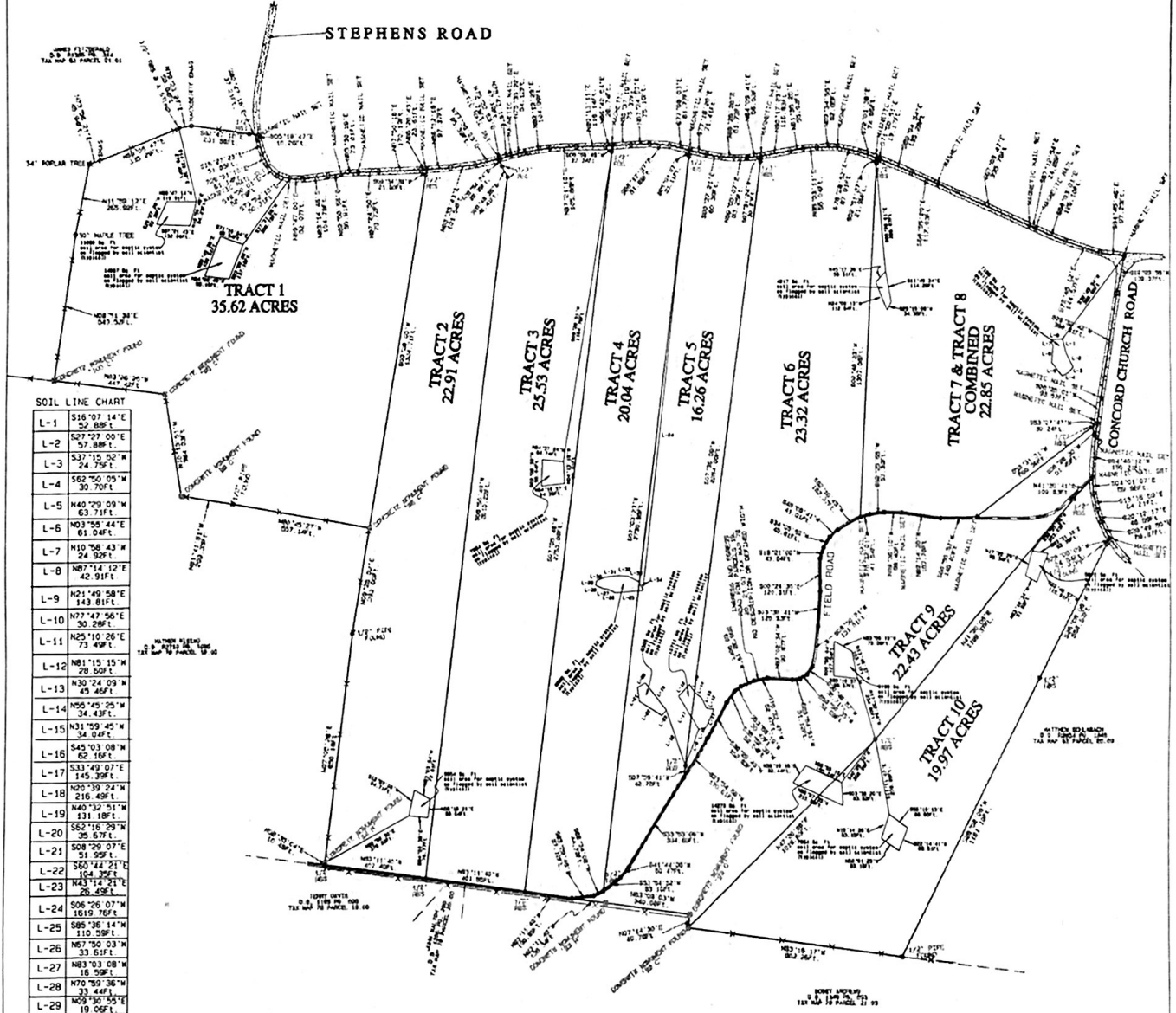
(SEAL)





OWNERSHIP NOTE FOR TRACTS 1-10

THE PROPERTY OF
 LEGACY FARM GROUP, LLC,
 A TENNESSEE LIMITED LIABILITY COMPANY
 D.B. R2740 PG. 287
 A PORTION OF P.B. 18 PG. 241
 9 TH CIVIL DISTRICT
 MAURY COUNTY, TN
 TAX MAP 063
 PARCEL 25.01



SOIL LINE CHART

| | | |
|------|-------------|-----------|
| L-1 | S16°07'14"E | 50.88Ft |
| L-2 | S27°27'00"E | 57.88Ft |
| L-3 | S37°15'02"W | 24.75Ft |
| L-4 | S60°50'09"W | 30.70Ft |
| L-5 | N40°29'09"W | 63.71Ft |
| L-6 | N03°05'44"E | 81.04Ft |
| L-7 | N10°50'43"W | 24.92Ft |
| L-8 | N07°14'12"E | 42.91Ft |
| L-9 | N21°49'58"E | 143.81Ft |
| L-10 | N77°47'56"E | 30.28Ft |
| L-11 | N25°10'26"E | 73.49Ft |
| L-12 | N81°15'15"W | 29.55Ft |
| L-13 | N30°24'03"W | 43.45Ft |
| L-14 | N05°45'25"W | 34.43Ft |
| L-15 | N31°09'45"W | 34.04Ft |
| L-16 | S45°03'08"W | 62.18Ft |
| L-17 | S33°49'07"E | 145.39Ft |
| L-18 | N20°39'24"W | 216.40Ft |
| L-19 | N40°32'51"W | 131.18Ft |
| L-20 | S62°16'29"W | 29.63Ft |
| L-21 | S08°20'07"E | 51.99Ft |
| L-22 | S50°14'21"E | 104.36Ft |
| L-23 | N43°14'21"E | 28.45Ft |
| L-24 | S06°26'07"W | 1619.76Ft |
| L-25 | S85°36'14"W | 110.52Ft |
| L-26 | N67°50'03"W | 33.81Ft |
| L-27 | N83°03'08"W | 18.55Ft |
| L-28 | N70°59'36"W | 37.44Ft |
| L-29 | N09°30'55"E | 19.06Ft |
| L-30 | N70°24'54"E | 19.98Ft |
| L-31 | N84°21'10"E | 51.73Ft |
| L-32 | S86°57'07"E | 28.60Ft |
| L-33 | S67°21'33"E | 50.51Ft |
| L-34 | S84°22'01"E | 36.29Ft |

SUBJECT TO ALL PRESENTLY EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS AND ALL EXISTING INGRESS AND EGRESS EASEMENTS, RECORDED OR UNRECORDED.

THIS SURVEY WAS PERFORMED FROM INFORMATION SUPPLIED BY THE CLIENT AND FROM THE DEED OF REGISTER'S OFFICE OF MAURY COUNTY, TN. THERE WAS NO ATTEMPT TO LOCATE ANY ABOVE GROUND OR SUBSURFACE UTILITIES AT THIS TIME.

A portion (or all) of this survey was performed using a dual frequency Topcon HyperLite + GPS receiver, with a published relative positional accuracy of 10mm + 10ppm horizontal and 15mm + 10ppm vertical.

I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THE RATE OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS THE ACCURACY REQUIRED BY THE BATIO OF TENNESSEE.

DANIEL GREEN
 TN REGISTER NO. 3162

- LEGEND:**
- RBS = 1/2" REBAR SET AND CAPPED GREEN 3162
 - RBF = REBAR FOUND
 - RRSS = RAILROAD SPIKE SET
 - RRSF = RAILROAD SPIKE FOUND
 - P.D.B. = POINT OF BEGINNING
 - G = GROUND MEASUREMENT
 - R = RECORD MEASUREMENT
 - D.B./PD. = DEED BOOK/PAGE
 - PTF = PINCH TOP FOUND
 - HPF = HOLLOW PIN FOUND
 - S = SOUTH
 - N = NORTH
 - E = EAST
 - W = WEST
 - U & D. = UTILITY AND DRAINAGE
 - M & L. = MINOR BUILDING LINE
 - PKS = P.K. NAIL SET
 - PKF = P.K. NAIL FOUND
 - X = FENCE LINE
 - * = DEGREES
 - ' = MINUTES
 - " = SECONDS
 - R-O-W = RIGHT-OF-WAY
 - P.B./PG. = PLAT BOOK/PAGE
 - CMF = CONCRETE MONUMENT FOUND
 - CMG = CONCRETE MONUMENT SET
 - E- = ELECTRIC LINE
 - F- = FENCE LINE
 - PP = POWER POLE

BOUNDARY SURVEY FOR:
 LEGACY FARM GROUP LLC
 8800 RICHARD LN
 LYLES, TN 37098

GREEN LAND SURVEYING
 30 REED HOLLOW RD.
 PETERSBURG TN. 37144
 CELL (931) 625-0920

F.L.D. WRK
 B-05-21
 REVISED:

 SCALE:
 1" = 200'
 FB. NO. NN
 PG. NN
 DRAWN BY:
 D.F.G.
 W.O. NO.
 01.00