BILL GARRETT, Davidson County
Trans:T20110067567 DEEDWARRSP
Recvd: 10/28/11 08:37 9 pgs
Fees:48.00 Taxes:1298.33
20111028-0083878

This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
G&C Beechwood Land Investors, LLC 4171 NW 66th Avenue Coral Springs, FL 33067	Same
Map & Parcel No.:162-217 and 163-293	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, BEECHWOOD TERRACE II, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto G&C BEECHWOOD LAND INVESTORS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is unimproved property adjacent to 1211 Bell Road, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of October, 2011.

BEECHWOOD TERRACE II, LLC
a Tennessee limited liability company

By: _____
Heath Gregory, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,900.00.

AFFIANT

Subscribed and sworn to before me this 27th day of October, 2011.

NOTARY PUBLIC

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

My Commission Expires:

_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On 10-17-11 (Date) before me, Melanie M. Sears (Here Insert Name and Title of the Officer),

personally appeared Heath Gregory (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

MELANIE M. SEARS
Commission # 1856558
Notary Public - California
Los Angeles County
My Comm. Expires Jul 30, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 10-6-11 Number of Pages: 1-4 & A1-B1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Heath Gregory
☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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Exhibit A

Legal Description

Reserved Parcel A

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being Reserved Parcel A, of the Beechwood Terrace Subdivision, as of record in Plat Book 5200, Page 563, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of Bell Road, at a corner common with the property of Tract I, Parcel I of the Beechwood Terrace Subdivision, also being the property of Beechwood Terrace Apartments, LLC, as of record in Instrument Number: 20061020-0130454, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 623,763.37; Easting: 1,770,215.25, on the State Plane Coordinate System NAD-83 (1995);

Thence with the northerly right-of-way line of Bell Road, North 75 deg 36 min 55 sec West, 260.55 feet to a point in the center of Mill Creek, at a corner common with the property of Bell Road, L.P., as of record in Deed Book 9522, Page 946, at the Register's Office for Davidson County, Tennessee;

Thence with the center of Mill Creek and the easterly property line of Bell Road, L.P. and Lighthouse Ministries of Antioch TN, Inc., as of record in Instrument Number: 20110404-0025405, at the Register's Office for Davidson County, Tennessee for the following thirteen calls;

1. North 50 deg 06 min 05 sec East, 406.48 feet to a point;
2. North 07 deg 12 min 27 sec East, 40.00 feet to a point;
3. North 12 deg 29 min 27 sec East, 67.52 feet to a point;
4. North 04 deg 19 min 27 sec East, 254.24 feet to a point;
5. North 00 deg 50 min 27 sec East, 194.96 feet to a point;
6. North 10 deg 05 min 33 sec West, 310.05 feet to a point;
7. North 07 deg 00 min 27 sec East, 166.02 feet to a point;
8. North 09 deg 39 min 27 sec East, 268.11 feet to a point;
9. North 09 deg 31 min 33 sec West, 105.62 feet to a point;
10. North 34 deg 57 min 33 sec West, 304.83 feet to a point;

11. North 10 deg 06 min 27 sec East, 95.81 feet to a point;

12. North 54 deg 13 min 27 sec East, 130.46 feet to a point;

13. North 47 deg 50 min 27 sec East, 140.13 feet to a point, at a corner common with the Reserved Parcel B, Beechwood Terrace, also being the property of Grantor, as of record in Instrument Number: 20061020-0130586, at the Register's Office for Davidson County, Tennessee, and at the intersection with the center of Collins Creek;

Thence with the southerly property line of said Reserved Parcel B, and the center of Collins Creek, for the following five calls;

1 South 00 deg 57 min 00 sec East, 199.91 feet to a point;

2 South 39 deg 13 min 29 sec East, 74.33 feet to a point;

3 South 64 deg 09 min 29 sec East, 53.85 feet to a point;

4 South 51 deg 21 min 56 sec East, 105.68 feet to a point;

5 South 32 deg 17 min 29 sec East, 121.07 feet to a point;

Thence with the westerly property line of said Reserved Parcel B, South 22 deg 35 min 41 sec West, passing a witness iron rod existing at 45.00 feet, for a total distance of 306.19 feet to an existing iron rod;

Thence South 66 deg 58 min 44 sec East, 98.00 feet to an existing iron rod, at a corner common with said Tract I, Parcel I;

Thence with the westerly property line of said Tract I, Parcel I, South 18 deg 11 min 46 sec West, 162.83 feet to an existing iron rod;

Thence South 09 deg 53 min 53 sec West, 109.98 feet to an existing iron rod;

Thence South 00 deg 48 min 18 sec West, 110.16 feet to an existing iron rod;

Thence South 23 deg 22 min 02 sec West, 90.14 feet to an existing iron rod;

Thence South 05 deg 50 min 11 sec West, 180.10 feet to an existing iron rod;

Thence South 04 deg 51 min 05 sec West, 124.02 feet to an existing iron rod;

Thence South 14 deg 39 min 36 sec West, 311.45 feet to an existing iron rod;

Thence South 11 deg 50 min 24 sec East, 88.32 feet to an existing iron rod;

Thence South 24 deg 42 min 51 sec East, 148.12 feet to an existing iron rod;

Thence South 20 deg 31 min 00 sec East, 60.42 feet to an existing iron rod;

Thence North 81 deg 40 min 27 sec West, 65.19 feet to an existing iron rod;

Thence North 59 deg 30 min 28 sec West, 67.08 feet to an existing iron rod;

Thence South 58 deg 52 min 04 sec West, 69.63 feet to an existing iron rod;

Thence South 27 deg 46 min 48 sec West, 149.35 feet to the POINT OF BEGINNING. Containing 448,224 square feet or 10.290 acres more or less.

Being a part of the same property conveyed to Beechwood Terrace II, LLC, as of record in Instrument Number: 20061020-0130586, at the Register's Office for Davidson County, Tennessee.

Reserved Parcel B

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being Reserved Parcel B, Beechwood Terrace Subdivision, as of record in Plat Book 5200, Page 563, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the southerly right-of-way line of Interstate 24, at a corner common with Lot 1 of the Cedar Pointe Subdivision, as of record in Plat Book 6250, Page 475, at the Register's Office for Davidson County, Tennessee, also being the property of Cedar Pointe Properties, Ltd., as of record in Deed Book 6747, Page 392, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 625,404.82; Easting: 1,771,258.97; on the State Plane Coordinate System NAD-83 (1995);

Thence leaving the southerly right-of-way line of Interstate 24, with the westerly property line of said Lot 1, South 19 deg 45 min 37 sec East, 402.56 feet to an existing iron rod;

Thence South 22 deg 29 min 15 sec West, 110.02 feet to an existing iron rod;

Thence with the northerly property line of said Lot 1, North 75 deg 09 min 59 sec West, 175.00 feet to an existing iron rod, at a corner common with Tract I, Phase I, Beechwood Terrace Subdivision, also being the property of Beechwood Terrace Apartments, LLC, as of record in Instrument Number: 20061020-0130454, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Tract I, Phase I, North 66 deg 58 min 44 sec West, 753.84 feet to an existing iron rod, at a corner common with the property of Reserved Parcel A, Beechwood Terrace Subdivision, also being the property of Grantor, as of record in Instrument Number: 20061020-0130586, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Reserved Parcel A, North 22 deg 35 min 41 sec East, passing a witness iron rod existing at 261.19 feet, a total distance of 306.19 feet, to a point in the center of a creek;

Thence with the center of the creek, North 32 deg 17 min 29 sec West, 121.07 feet to a point;

Thence North 51 deg 21 min 56 sec West, 105.68 feet to a point;

Thence North 64 deg 09 min 29 sec West, 53.85 feet to a point;

Thence North 39 deg 13 min 29 sec West, 74.33 feet to a point;

Thence North 00 deg 57 min 00 sec West, 199.91 feet to the center of Mill Creek, at a corner common with the property of Lighthouse Ministries of Antioch TN, Inc., as of record in Instrument Number: 20110404-0025405, at the Register's office for Davidson County, Tennessee;

Thence with the center of Mill Creek, North 46 deg 47 min 31 sec East, 50.00 feet to the intersection with the southerly right-of-way line of Interstate 24;

Thence leaving the center of Mill Creek, with the southerly right-of-way line of Interstate 24, South 54 deg 00 min 29 sec East, passing a witness iron rod existing at 45.00 feet, for a total distance of 1064.00 feet to the POINT OF BEGINNING. Containing 491,572 square feet or 11.285 acres more or less.

Being part of the same property conveyed to Beechwood Terrace II, LLC, as of record in Instrument Number: 20061020-0130586, at the Register's Office for Davidson County, Tennessee.

Exhibit B

Exceptions

1. General or special taxes and assessments required to be paid in the year 2011 and subsequent years.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6813, page 515, said Register's Office.

3. Easement for the flow of the waters of Mill Creek and the rights of the public therein.

4. Easement for the flow of the waters of Collins Creek and the rights of the public therein.