BILL GARRETT, Davidson County
Trans:T20120031655 DEEDWARRSP
Recvd: 05/01/12 09:49 5 pgs
Fees:28.00 Taxes:17575.00
20120501-0037075

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims, PLC (RRS)
100 Peabody Place, Suite 900
Memphis, TN 38103

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of April, 2012, by and between PBE COMPANIES, LLC, a Delaware limited liability company ("Grantor"); and SUMMERFIELD PLACE, LLC, a Tennessee limited liability company ("Grantee");

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the following described real estate (the "Property"), situated and being in the City of Goodlettsville, Davidson County, Tennessee:

SEE EXHIBIT A ATTACHED FOR PROPERTY DESCRIPTION

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the Property; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT for the lien of 2012 City of Goodlettsville and Davidson County taxes, together with easements, conditions, restrictions, and other matters of record that lawfully affect the Property (including but not limited to those matters set forth on Exhibit B attached hereto and incorporated herein by reference), rights of tenants in possession under unrecorded leases, and all matters that would be shown on a current, accurate survey of the Property or by an inspection thereof; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

Except as expressly provided in this deed, the Property is conveyed AS IS, WHERE IS, WITH ALL FAULTS.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the content hereof.

WITNESS the signature of the Grantor the day and year first above written.

PBE COMPANIES, LLC

By: Manuel J. Vales as VP
Name: Manuel J. Vales IV
Title: Vice President

By: as VP
Name: Bryan J. Fryc
Title: Vice President

STATE OF Rhode Island
COUNTY OF Providence

Before me, Tandra Falu, Notary Public of the state and county aforesaid, personally appeared Manuel J. Vales, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President (or other manager authorized to execute the instrument) of PBE Companies, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, as the attorney-in-fact of the within named bargainor, by himself as Vice President.

WITNESS MY HAND AND SEAL at office, this 27th day of April, 2012.

Tandra Falu
Notary Public

TANDRA FALU
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES JUNE 3, 2013

My Commission Expires:
6-3-2013

STATE OF Rhode Island
COUNTY OF Providence

Before me, Tandra Falu, Notary Public of the state and county aforesaid, personally appeared Bryan Fryc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President (or other manager authorized to execute the instrument) of PBE Companies, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, as the attorney-in-fact of the within named bargainor, by himself as Vice President

WITNESS MY HAND AND SEAL at office, this 27th day of April, 2012.

Tandra Falu
Notary Public

TANDRA FALU
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES JUNE 3, 2013

My Commission Expires:
6-3-2013

* * *

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT Co-Trustee

Subscribed and sworn to before me this 26 day of April, 2012.

Notary Public

My Commission Expires: 05/20/14

* * *

Tax Map - Parcel Number: 026-09-0-022-00

Property Address:
452 Moss Trail
Goodlettsville, TN 37072

Send Tax Bills to:
Summerfield Place, LLC
1514 South Street
Nashville, TN 37212
ATTN: Calvin L. Tate

Name and Address of Property Owner:
Summerfield Place, LLC
1514 South Street
Nashville, TN 37212
ATTN: Calvin L. Tate

EXHIBIT A

Legal Description

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY BARGE, WAGGONER AND SUMNER, INC., DATED MARCH 19, 1971, AS FOLLOWS:

BEGINNING AT A MONUMENT AT THE NORTHEASTERLY END OF CIMA DRIVE; THENCE ALONG THE NORTHERLY END OF SAID DRIVE NORTH 84 DEG. 11 MIN. WEST 50 FEET, THE NORTHWESTERLY END OF SAID DRIVE; THENCE NORTH 5 DEG. 49 MIN E 147.0 FEET; THENCE NORTH 84 DEG. 11 MIN W 591.1 FEET; THENCE NORTH 1 DEG. 40 MIN E 471.8 FEET; THENCE SOUTH 89 DEG. 50 MIN. 17 SEC. E 827.42 FEET; THENCE SOUTH 0 DEG. 43 MIN. 39 SEC. W 883.61 FEET; THENCE NORTH 56 DEG. 9 MIN. 1 SEC W 264.82 FEET TO A POINT IN THE EASTERLY MARGIN OF SAID CIMA DRIVE; THENCE ALONG WITH MARGIN HAVING A CURVE WITH A RADIUS OF 225.0 FEET NORTHERLY 57.1 FEET TO THE BEGINNING, AND CONTAINING 11.25 ACRES, MORE OR LESS.

Being the same property conveyed to PBE Companies, LLC, a Delaware limited liability company by Substitute Trustee's Deed of record in Instrument No. 20110816-0063243, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Agreement for dedication of Easement for Sanitary Sewers of record in Book 4362, Page 922 and Book 4362, Page 924, in the Register's Office for Davidson County, Tennessee.