SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Return to:

Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

BOX 10

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120036822 DEEDWARRSP
Recvd: 05/18/12 14:13 2 pgs
Fees:13.00 Taxes:925.00
20120518-0043353

THIS INSTRUMENT WAS PREPARED BY
Fred Russell Harwell, Attorney, Adams and Reese, LLP
424 Church Street, Suite 2700, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AI DevCo, LLC	New Owner	
(NAME)	(NAME)	
2002 Richard Jones Road, C-208		130130002
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Cheekwood Botanical Gardens and Museum of Art**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **AI DevCo, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being Lot No. 1 on the Plan of Warner Courts, as of record in Book 2083, page 97, Register's Office for Davidson County, Tennessee.

Beginning on the west margin of Maybelle Lane, at the corner of Lots 1 and 2, thence south with said Lane, 98 feet to a monument; thence southwesterly around a slight curve, 38.47 feet to a monument in the east margin of a 25 foot road; thence west with said Road, 133.7 feet; thence north along the rear line of Lots No. 1, 123.4 feet to the corner of Lots 1 and 2; thence east with the line of said Lots, 169.4 feet to the beginning.

Being a part of the same property conveyed to Cheekwood Botanical Gardens and Museum of Art by deed from Deer Creek Construction dated 09/28/2007 and filed of record in Instrument No. 20071005-0119233, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved X
This is improved property, known as 313 Maybelle Lane, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, it's successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, it's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of May, 2012.

Cheekwood Botanical Gardens and Museum of Art

BY: _____

James R. Boyd

IT'S: Chief Financial Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared James R. Boyd, with whom I am personally acquainted and who, upon oath, acknowledged him/herself to be Chief Financial Officer of Cheekwood Botanical Gardens and Museum of Art, the within named bargainor, a Tennessee corporation, and that he/she as such Chief Financial Officer of Cheekwood Botanical Gardens and Museum of Art, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Chief Financial Officer .

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2012.

_____

Notary Public

My Commission Expires:

