BILL GARRETT, Davidson County
Trans:T20120098016 DEEDWARRSP
Recvd: 12/21/12 16:21 4 pgs
Fees:23.00 Taxes:14800.00
20121221-0118110

This instrument prepared by: Hugh W. Entrekin
Suite 1700, Regions Center;
315 Deaderick ST.
Nashville, Tennessee 37238-1700
615-244-2770; 615-244-2778-fax

SPECIAL WARRANTY DEED

| Address New Owners As Follows: | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| **BRADFORD REALTY PARTNERS**, a Tennessee general partnership | same | Undivided interest in Map & Parcels 131-2 98, 99 |
| 2002 Richard Jones Road, Suite 200C | | |
| Nashville, Tennessee 37215 | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROWLAND INVESTMENTS, a Tennessee general partnership** ("Grantor"), does hereby bargain, sell, transfer and convey unto **BRADFORD REALTY PARTNERS, a Tennessee general partnership** ("Grantee"), its successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

A **30.77% undivided interest** in the following described property:

(PARCEL A)

Being the south 50 feet of Lot No. 73 and a part of the north 30 feet of Lot No. 74 on the Map of Colonial Heights, as of record in Book 1130, Page 102, Register's Office for Davidson County, and described as follows:

BEGINNING at a point in the easterly margin of Hillsboro Road said point being 25 feet south of the corner of Lots Nos. 72 and 73; thence easterly parallel to the line between said lots 300 feet to the westerly margin of a 20-foot alley; thence with the margin of the same, 80 feet to a point which is 30 feet south of the line of Lots Nos. 73 and 74; thence westerly parallel to the line between Lots Nos. 73 and 74, 154.6 feet, more or less, to a point in the rear face wall of the building of the property of Roy J. Dennis and wife, Mary B. Dennis; thence with the rear face wall of said building northeasterly .17 to a point; thence along the northerly face wall of said building northwesterly 69.25 feet to

the northwesterly corner of said building, being a point in the front line of a slab at the front of the building on said Dennis property; thence with the line of said slab southwesterly .54 feet to a point, which is 30 feet south of the line between Lots Nos. 73 and 74; thence westerly parallel to the line between said lots and 30 feet south of same, a distance of 76.15 feet to the east margin of Hillsboro Road; thence with the margin of the same, northerly 80 feet to the beginning.

(PARCEL B)

Being Lot No. 72 and the northerly 25 feet of Lot No. 73 on the Plan of Colonial Heights Subdivision, of record in Book 1130, Page 102, Register's Office for said County. Said lot and part of said lot adjoin and front together 100 feet on the easterly side of Hillsboro Road and run back between parallel lines 300 feet to an alley.

Being the same property conveyed to ROWLAND INVESTMENTS by deed from The Bradford Building of record in Instrument Number 20121221-0118109, said Register's Office.

The foregoing property is generally known as: 4094 and 4100 Hillsboro Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **BRADFORD REALTY PARTNERS**, its successors and assigns, forever.

AND **ROWLAND INVESTMENTS** does covenant with the said **BRADFORD REALTY PARTNERS,** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years' taxes which are being prorated and will be paid from closing and (ii) Matters shown on the Plan of record in Book 1130, Page 102, said Register's Office, to which matters this conveyance is made subject.

AND subject to the encumbrances listed herein, **ROWLAND INVESTMENTS**, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **BRADFORD REALTY PARTNERS,** its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 21 day of December, 2012.

**ROWLAND INVESTMENTS**

BY: _____
J. W. Rowland, III, authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $4,000,000.00.

_____
AFFIANT

_____
NOTARY PUBLIC

My Commission Expires: 9-9-2014.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sue Arnett of the state and county mentioned, personally appeared J. W. Rowland, III, 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 authorized partner of **ROWLAND INVESTMENTS**, a Tennessee general partnership, the within named bargainor and that he as such authorized partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership as its authorized partner.

WITNESS my hand and seal, this 21 day of December, 2012.

Sue Arnett
Notary Public

My Commission Expires: 9-9-2014.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014