BILL GARRETT, Davidson County
Trans:T20130086270 DEEDWARRSP
Recvd: 10/04/13 15:35 4 pgs
Fees:23.00 Taxes:8616.44
20131004-0104788

This Instrument Prepared By:
Southern Land Company, LLC
1550 W. McEwen Drive, Suite 200
Franklin, Tennessee 37067

SPECIAL WARRANTY DEED

Address New Owner as Follows:
Green Hills Mixed Use, LLC
1550 W. McEwen Drive, Suite 200
Franklin, Tennessee 37067

Send Tax Bills To
Green Hills Mixed Use, LLC
1550 W. McEwen Drive, Suite 200
Franklin, Tennessee 37067

Parcel No: 11714014300

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $2,328,767.

Affiant

Subscribed and sworn to before me this 3rd day of October, 2013.

Notary Public
My Commission Expires: 4-12-14

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, RICHARD JONES CORNER, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto GREEN HILLS MIXED USE, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 4000 Hillsboro Pike in Nashville, Davidson County, Tennessee.

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 and 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 attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 3rd day of October, 2013.

GRANTOR:

RICHARD JONES CORNER, LLC

By: _____
Randall Toney
Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Randall Toney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Financial Officer of RICHARD JONES CORNER, LLC, a Tennessee limited liability company, the Grantor, and is authorized to execute this instrument on behalf of the said limited liability company.

WITNESS my hand and seal at office this 3rd day of October, 2013.

_____
Notary Public

4-12-14

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being parts of Lots 1and 2 on the Map of the Subdivision of Lot 2 of the Andrew Castleman Lands, a plan of which is of record in Minute Book "J", page 293, Register's Office for Davidson County, Tennessee, and described according to a survey made by A & A Engineers, Inc. as follows:

Beginning at a point in the southerly margin of Richard Jones Road, said point being 112.56 feet southeast of the northeast curb return of Richard Jones Road and Hillsboro Road; thence leaving said margin S 12 degrees 02 minutes W 59.08 feet to an iron pin; thence S 13 degrees 00 minutes W 112.50 feet to a point; thence N 75 degrees 20 minutes W 174.93 feet to an iron pin in the westerly right of way margin of Hillsboro Road; thence with said margin along a curve to the left having a radius of 1950.00 feet, a distance of 144.0 feet to a point; thence with a curve to the right having a radius of 16.83 feet, a distance of 17.05 feet to a point in the southerly margin of Richard Jones Road; thence with said margin S 88 degrees 47 minutes E 112.56 feet to the point of beginning.

Being the same property conveyed to Richard Jones Corner LLC, c/o Haury & Smith as recorded in Davidson County, Tennessee, instrument #20080624-0065056.

EXHIBIT B

PERMITTED EXCEPTIONS

1. County of Davidson taxes for the year 2014, and all subsequent years, not yet due and payable.

2. All matters shown on the survey dated September 24, 2013 by Joey C. Wilson II, TN RLS # 2089.

3. Right of Way Deed for Highway purposes of record in Book 4827, Page 759, said Register's Office

4. Restrictive Covenants contained in instrument of record as Instrument No. 200601110004562, and modified in Release and Waiver of Residential Use Restriction of record in Instrument No. 20131004-0104787 said Register's Office.

5. Easement to City of Nashville of record in Book 3430, Page 125, said Register's Office, as depicted on that certain ALTA/ACSM Land Title Survey, dated September 27, 2012 and April 22, 2013, prepared by Wilson & Associates, P.C.