BILL GARRETT, Davidson County
Trans:T20130087184 DEEDWARRSP
Recvd: 10/08/13 15:40 8 pgs
Fees:43.00 Taxes:3323.03
20131008-0105832

THIS INSTRUMENT PREPARED BY:
Ralph W. Mello, Atty.
809 Division Street
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $898,117.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2013.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

My Commission Expires: 3/2/17

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Harpeth Meadow, LLC 7217 Riverfront Dr. Nashville, TN 37221	New Owner	Map and Parcel 178-00-0-009.00

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, RALPH W. MELLO and wife LINDA M. MELLO, hereinafter "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto HARPETH MEADOW, LLC, hereinafter "GRANTEE", Its successors, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is IMPROVED property known as 9630 Highway 96, Franklin, TN 37115.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

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, their heirs, successors, representatives and assigns forever.

And GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as set forth above.

GRANTORS do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives and assigns, against the lawful claims by and through the GRANTORS, but not further.

WITNESS its hand this 30th day of September, 2013.

SELLERS:

Ralph W. Mello

Linda M. Mello

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ralph W. Mello, 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 foregoing instrument for the purpose therein contained as his free act and deed.

Witness my hand and official seal this 30th day of Sept., 2013.

Notary Public

My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Linda M. Mello, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained as her free act and deed.

Witness my hand and official seal this 30th day of Sept., 2013.

Notary Public

My Commission Expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

EXHIBIT A
Consisting of 4 Pages

91.647 acres on Highway 96, LESS AND EXCEPT the 10 acre tract conveyed to The Bank of New York Mellon in Instrument No. 20130312-0024262.

A tract of land situated in the 9th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin found in the easterly right-of-way line of State Highway 96 at the northwest corner of that parcel of land conveyed to Joe E. Clifton Et Ux of record in Deed Book 4764, Page 152, R.O.D.C., Tennessee;

Thence, with the easterly right-of-way line of State Highway 96, N 01° 57' 00" E, 75.88 feet;

Thence, with said right-of-way, N 07° 31' 00" W, 771.39 feet;

Thence, with said right-of-way, N 34° 47' 00" E, 228.32 feet to a concrete monument found;

Thence, with said right-of-way, N 35° 15' 00" W, 20.00 feet to a point in the center line of Old Harding Road;

Thence, with the center line of said road, N 33° 12' 07" E, 312.56 feet;

Thence, with the center line of said road, N 26° 38' 53" E, 61.55 feet;

Thence, with the center line of said road, N 13° 05' 09" E, 63.27 feet;

Thence, with the southerly line of the South Harpeth Church of Christ, N 60° 25' 18" E, 174.13 feet;

Thence, with the southerly line of the South Harpeth Church of Christ, N 33° 17' 51" E 265.00 feet;

Thence, crossing the South Harpeth River, N 82° 36' 05" E, 411.23 feet to a point in a rock wall;

Thence, with said rock wall, N 82° 20' 21" W, 351.00 feet;

Thence, with said rock wall, S 72° 41' 24" E, 511.50 feet to an iron pin set;

Thence with a common line of that parcel of land conveyed to W.C. Adams of record in Deed Book 7065, Page 193, R.O.D.C., Tennessee, S 13° 10' 56" E, 390.18 feet to a point in a rock bluff;

Thence, with a common line of said conveyance to Adams, S 38° 25' 32" E, 610.50 feet to an iron pin found;

Thence, with the southerly line of that parcel of land conveyed to Charles Y. Morrison of record in Deed Book 5747, Page 810, R.O.D.C., Tennessee, S 68° 40' 32" E 559.04 feet to an iron pin found;

Thence, with the westerly line of that parcel of land conveyed to Thomas Sharp of record in Deed Book 7159, Page 875, R.O.D.C., Tennessee, S 03° 38' 35" W 702.92 feet to an iron pin found;

Thence, with the northerly line of that parcel of land conveyed to Francis R. Toline of record in Deed Book 7256, Page 818, R.O.D.C., Tennessee and the northerly line of the aforesaid conveyance to Clifton, N 88° 12' 09" W, 2720.24 feet to the point of beginning and containing 91.647 acres of land according to a survey by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee. The description is the same as the previous deed of record.

BEING a portion of the same property conveyed to Ralph W. Mello and wife, Linda M. Mello, by Substitute Trustee's Deed from T. Larry Edmondson, Substitute Trustee, dated 2/3/11 and recorded 4/19/13 in Instrument No. 20130419-0038982, in the Register's Office of Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT OF LAND:

Land in the Ninth Civil District of Davidson County, Tennessee. Being a portion of the property of Fred Medwedeff and Carolyn Medwedeff, as of record in book 8332, page 346, Register's Office of Davidson County, Tennessee and described as follows:

Commancing at an iron rod on the eastern margin of New Highway 96, said point located south of Old Harding Pike 847 feet more or less, and being the southwest corner of the property of Fred Medwedeff, as of record in Deed Book 8332, Page 346, R.O.S.C., Tennessee;

Thence with margin of New Highway 95, N 01° 57' 00" E 75.88 feet to a point;

Thence continuing with said road margin, N 07° 31' 00" W 431.80 feet to the point of beginning, and being the southwest corner of this tract;

Thence with margin of New Highway 96, N 07° 31' 00" W 265.39 feet in the northwest corner of this tract and being located 84.20 feet south of Old Harding Pike;

Thence leaving said road margin, S 88° 12' 00" E 1752.29 feet to the northeast corner of this tract;

Thence, S 01° 48' 00" W 252.02 feet to the southeast corner of this tract;

Thence, N 88° 12' 00" W 1710.96 feet to the point of beginning;

Containing 10.00 acres, more or less.

Together with a Fifty Foot Wide Ingress/Egress Easement described as follow:

Land in the Ninth Civil District of Davidson County, Tennessee. Being a portion of the property of Fred Medwedeff and Carolyn Medwedeff, as of record in Book 8332, page 346, Register's Office of Davidson County, Tennessee and described as follows:

Beginning at an iron rod on the eastern margin of New Highway 96, said point located south of Old Harding Pike 847 feet more or less, and being the southwest corner of the property of Fred Medwedeff, as of record in Deed Book 8332, Page 346, R.O.S.C., Tennessee;

Thence with margin of New Highway 96, N 01° 67' 00" E 50.10 feet to a point;

Thence leaving said road margin, S 88° 12' 00" E 871.04 feet to a point;

Thence, N 42° 47' 57" E 598.74 feet to a point, said point being located 1333.68 feet from the eastern margin of New Highway 96;

Thence, S 88° 12' 00" E 68.25 feet to a point;

Thence, S 42° 47' 57" W 664.99 feet to a point on the southern boundary line of Fred Medwedeff;

Thence with the line of Medwedeff, N 88° 11' 00" W 883.96 feet to the point of beginning;

As surveyed February 25, 2005 by L. Steven Bridges, Jr. of Bridges Land Surveying and Consulting. 311 East Main Street, Maple Glen Suite Four, Hendersonville, Tennessee 37075. Phone 615-822-5394

EXHIBIT "B"

Property taxes for the 2013, and subsequent years, a lien not yet ascertainable, due or payable.

Subject to all existing easements and Application for Greenbelt Assessment in Instrument No. 20090421-0035995, said Register's Office.

Restrictions of record in Book 8332, page 346, in the Register's Office for Davidson County, Tennessee.