BILL GARRETT, Davidson County
Trans:T20140030324 DEEDWARRSP
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Fees:18.00 Taxes:4255.00
20140502-0037446

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Ole South/Craighead Joint Venture	New Owner	MAP
424 East Iris Drive		P/O PARCEL 16400008500
Nashville, TN 37204		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Avenue Bank**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Ole South/Craighead Joint Venture** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Section One, Harvest Grove (formerly Tillman) Cluster Lot Subdivision, of record in Plat at Instrument No. 2006072600937, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Avenue Bank by Deed in Lieu of Foreclosure from Greenvale Construction, LLC of record in Instrument No. 20101025-0084988, Registers office for Davidson County, Tennessee.

TRACT II:

Being a 26.33 more or less acre tract of land lying in the 33rd Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Lawless & Associates, PC, Trustee, as evidenced by deed of record at Instrument No. 20100517-0037713, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson-Delk-Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated March 19, 2014, as follows:
Beginning at an iron pin set in the southerly margin of Rockglade Run at its easterly terminus, said point being the most northeasterly corner of Lot 104 on the plan of Harvest Grove, Section One, of record at Instrument No. 20060726-0090037, Register's Office Davidson County, Tennessee;
Thence crossing the easterly terminus of Rockglade Run,
North 04 Degrees 20 Minutes 06 Seconds East a distance of 46.00 feet to a point;
Thence with the northerly margin of Rockglade Run, and with a curve to the right having a radius of 402.00 feet, a central angle of 04 Degrees 26 Minutes 28 Seconds, an arc length of 31.16 feet, a chord bearing and distance of North 83 Degrees 26 Minutes 40 Seconds West, 31.15 feet to a point;
Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 100 Degrees 00 Minutes 11 Seconds, an arc length of 43.63

feet, a chord bearing and distance of North 31 Degrees 13 Minutes 20 Seconds West, 38.30 feet to a point on the easterly margin of Grovedale Trace; Thence with said margin of Grovedale Trace,
North 18 Degrees 46 Minutes 45 Seconds East a distance of 23.39 feet to a point;
Thence continuing, and with a curve to the right having a radius of 280.00 feet through a central angle of 22 Degrees 29 Minutes 00 Seconds, an arc length of 109.87 feet, a chord bearing and distance of North 30 Degrees 01 Minutes 15 Seconds East, 109.17 feet to a point;
Thence crossing Grovedale Trace at its northerly terminus and continuing with the common line of the herein-described tract and the afore-said plan of Harvest Grove, Section One, the following thirteen calls:
North 48 Degrees 44 Minutes 15 Seconds West a distance of 155.23 feet to a point;
Thence North 43 Degrees 32 Minutes 53 Seconds East a distance of 120.00 feet to a point;
Thence North 36 Degrees 13 Minutes 10 Seconds East a distance of 44.65 feet to a point;
Thence North 39 Degrees 16 Minutes 59 Seconds East a distance of 48.88 feet to a point;
Thence North 09 Degrees 19 Minutes 31 Seconds East a distance of 52.23 feet to a point;
Thence North 05 Degrees 54 Minutes 41 Seconds East a distance of 51.09 feet to a point;
Thence North 07 Degrees 29 Minutes 33 Seconds West a distance of 48.47 feet to a point;
Thence North 75 Degrees 10 Minutes 44 Seconds East a distance of 90.00 feet to a point;
Thence with a curve to the left having a radius of 280.00 feet through a central angle of 17 Degrees 12 Minutes 53 Seconds, an arc length of 84.13 feet, a chord bearing and distance of North 23 Degrees 25 Minutes 42 Seconds West, 83.81 feet to a point;
Thence North 32 Degrees 02 Minutes 08 Seconds West a distance of 129.08 feet to a point;
Thence South 57 Degrees 57 Minutes 52 Seconds West a distance of 105.00 feet to a point;
Thence North 32 Degrees 02 Minutes 08 Seconds West a distance of 128.99 feet to a point;
Thence North 09 Degrees 00 Minutes 04 Seconds East a distance of 20.00 feet to a point in the southerly line of the Dean R. Allen, et ux Property of record at Instrument No. 20010111-0003647, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said Allen Property, South 80 Degrees 59 Minutes 56 Seconds East a distance of 428.05 feet to an iron pin (old);
Thence with the southerly line of the Jack Williams Construction Co., Inc. Property of record at Instrument No. 20060214-0017632, Register's Office Davidson County, Tennessee, South 81 Degrees 00 Minutes 30 Seconds East a distance of 598.22 feet to an iron pin (old);
Thence with the westerly line of the Metro Government Property of record in Deed Book 11389, page 299, Register's Office Davidson County, Tennessee,
South 08 Degrees 27 Minutes 51 Seconds West a distance of 949.97 feet to a point;
Thence continuing South 09 Degrees 40 Minutes 30 Seconds West a distance of 116.41 feet to a point;
Thence with a new line, severing said Lawlee and Associates, PC property, the following fourteen calls:
North 80 Degrees 19 Minutes 30 Seconds West a distance of 80.00 feet to a point;
Thence South 09 Degrees 40 Minutes 30 Seconds West a distance of 24.00 feet to a point;
Thence North 81 Degrees 32 Minutes 09 Seconds West a distance of 154.42 feet to a point;
Thence South 08 Minutes 27 Minutes 51 Minutes West a distance of 32.29 feet to a point;
Thence North 81 Degrees 32 Minutes 09 Seconds West a distance of 147.05 feet to a point;
Thence South 32 Degrees 34 Minutes 12 Seconds West a

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 29 day of April, 2014.

Avenue Bank

By: _____

Its: Executive Vice President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, James P. McCraw with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Executive Vice President of **Avenue Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29 day of April, 2014.

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

_____
Notary Public

My Commission Expires: March 8, 2016

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

_____
Affiant

Subscribed and sworn to before me this 29 day of April, 2014.

_____
Notary Public

My Commission Expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE