THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061083**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,250,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2014. Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20140047138 DEEDWARR
Recvd: 07/02/14 10:24 6 pgs
Fees:33.00 Taxes:12025.00
20140702-0058118

WARRANTY DEED

Address New Owner: William T. Chapman IV., Trustee River Road Pike Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 088-13.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Garrett Anderson, Allen French Anderson, Noel A. Anderson and Holly Wilds, each a 132.5/1590 undivided interest; Hillsboro-Harpeth Corporation, a Florida Corporation and formerly a Tennessee corporation having since merged in 2009, a 530/1590 undivided interest; Kenneth W. Gilbert, Trustee of the Eunice Miller Testamentary Trust, a 106/1590 undivided interest; and O.B. Hofstetter, III, James C. Hofstetter, Christian S. Hofstetter and Robert B. Hofstetter, each a 106/1590 undivided interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Chapman, IV, Trustee of The River Road Trust date June 27th, 2014,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by E.L. Murphy, Jr. & Co., dated May 20, 1966, as follows:

Beginning in the center of River Road in the South boundary of the property herein described: thence leaving said Road, East 1732.5 feet to the low water mark of the Cumberland River; thence with the low water mark of Cumberland River, as follows: North 8-1/4 West 404.3 feet to a point; thence North 1-1/4° West 66 feet to a point; thence North 14° West 148.5 feet to a point; thence North 3° West 209.6 feet to a point; thence North 1° West 297 feet to a point; thence North 2-1/2° West 346.5 feet to a point; thence North 2° West 297 feet to a point; thence North 5° West 831.6 feet to a point; thence up the bank of said River and crossing said River Road, North 87-1/4° West 1216.05 feet to a point; thence North 27-1/4° West 303.6 feet to a point; thence North 27-1/4° West 303.6 feet to a point; thence North 78-1/2° West 356.4 feet to a point; thence South 67° West 165 feet to a point; thence West 44-1/2° West 264 feet to a point; thence South 65° West 79.20 feet to a point; thence South 75° West 420.6 feet to a point; thence South 42-3/4° West 198 feet to a point; thence South 35-1/2° West 222.8 feet to a point; thence South 88° West 209.5 feet to a point; thence South to 58° West 99 feet to a point; thence South 27-1/4° West 339.9 feet to a point; thence South 61-3/4° West 110.6 feet to a point; thence South 48 1/2° West 264 feet to a point; thence South to 41 1/2° West 198 feet to a point; thence North 86° West 341.6 feet to a point; thence South 61° West 198 feet to a point; thence South 16-3/4° West 198 feet to a point; thence South 5° West 191.4 feet to a point; thence South 38° West 391.05 feet; thence North 89° West 237.6 feet to a point; thence South 671/2° West 181.5 feet to a point; thence North 56° West 165 feet to a point; thence North 35° West 379.5 feet to a point; thence South 81-3/4° West 170.6 feet to a point; thence South 40° West 231 feet to a point; thence South 57 1/2° West 396 feet to a point; thence North 87° West 181.5 feet to a point; thence South 79° West 214.5 feet to a point; thence South 84° West 247.5 feet to a point; thence South 55° West 156.8 feet to a point; thence South 11° West 198 feet to a point; thence South 27° West 363 feet to a point; thence South 80° West 264 feet to a point; thence North 70° West 198 feet to a point; thence South 86° West 140.3 feet to a point; thence South 77° West 222.8 feet to a point; thence South 14-3/4° West 89.1 feet to a point; thence

South 2-3/4° West 1049.4 feet to a point; thence South 61 1/4° East 273.2 feet to a point; thence South 9-3/4° West 462 feet to a point; thence South 31 1/4° East 808.5 feet to a point; thence North 85 1/2° East 339.9 feet to a point; thence North 65 1/2° East 231 feet to a point; thence South 81 1/2° East 257.4 feet to a point; thence South 68 1/2° East 148.5 feet to a point; thence North 64 1/2° East 128.7 feet to a point; thence North 57 1/2° East to 70.9 feet to a point; thence North 45 1/2° East 111.5 feet to a point; thence North 38° East 82.5 feet to a point; thence North 34 1/2° East 89.1 feet to a point; thence North 26 1/2° East 108.9 feet to a point; thence North 33° East 201.3 feet to a point; thence North 37 1/2° East 171.6 feet to a point; thence North 22° East 112.2 feet to a point; thence North 27 1/4° East 158.4 feet to a point; thence North 45° East 112.9 feet to a point; thence North 52 1/2° East 36.3 feet to a point; thence North 80 1/2° East 59.4 feet to a point; thence South 51 1/2° East 123.8 feet to a point; thence South 41° East 178.2 feet to a point; thence South 49° East 102.3 feet to a point; thence South 54-3/4° East 313.5 feet to a point; thence South 70 1/2° East 33 feet to a point; thence South 88° East 92.4 feet to a point thence North 70 1/2° East 254.1 feet to a point; thence North 4 1/2° East 77.6 feet to a point; thence North 28 1/2° East 453.8 feet to a point; thence North 31-3/4° East 188.1 feet to a point; thence North 60-3/4° East 75.9 feet to a point; thence North 81 1/2° East 99 feet to a point; thence North 74-3/4° East 532.95 feet to a point; thence North 53 1/2° East 132 feet to a point; thence North 61° West 66 feet to a point; thence North 28 1/4° East 305.3 feet to a point; thence North 44° East 54.45 feet to a point; thence North 50 1/2° East 141.9 feet to a point; thence North 50-3/4° East 191.4 feet to a point; thence North 82 1/4° East 141.9 feet to a point; thence North 73 1/2° East 207.9 feet to a point; thence North 64° East 49.5 feet to a point; thence North 35 1/2° East 303.6 feet to a point; thence North 65° East 46.2 feet to a point; thence North 65° East 57.8 feet to a point; thence North 77° East 462 feet to a point; thence North 75 1/2° East 94.05 feet to a point; thence North 71° East 363 feet to a point; thence North 29° East 646.8 feet to a point; thence North 396 feet to a point; thence North 40° East 62 feet to a point; thence North 58° North 330 feet to a point; thence North 70° East 264 feet to a point; thence North 85° East 264 feet to a point; thence South 80° East 132 feet to a point; thence South 68° East 396 feet to a point; thence South 62° East 297 feet to the point of beginning, containing 587 acres, more or less.

Included but excluded herefrom is 10.7 acres, more or less, out of the Southeast corner of the above described tract conveyed to L. F. Watkins, by deed from Warren B. Sloan, as of record in Book 502, Page 381, Register's Office for said County.

Being the same property conveyed by Quitclaim Deed from Charles Garrett Anderson, Trustee of the Residuary Trust u/w/o Charles M. Anderson, deceased to Charles Garrett Anderson, Allen French Anderson, Noel A. Anderson and Holly A. Wilds, as tenants in common as recorded on the 2nd day of October, 2001 in Instrument No. 20011002-0106674; Quitclaim Deed from Charles Garrett Anderson, Successor Executor of the Estate of Charles M. Anderson to Charles Garrett Anderson, Trustee of the Residuary Trust u/w/o Charles M. Anderson as recorded on the 5th day of September, 2001 in Instrument No. 20010905-0096101; Quitclaim Deed from O B Hofstetter, Jr. and wife, Virginia C. Hofstetter to O B Hofstetter, III, Robert B. Hofstetter, James C. Hofstetter and Christian S. Hofstetter as recorded on the 18th day of October, 1994 in Deed Book 9495, Page 607; Quitclaim Deed from O. B. Hofstetter, Jr. and wife, Virginia C. Hofstetter to O. B. Hofstetter, III, Robert B. Hofstetter, James C. Hofstetter and Christian S. Hofstetter as recorded on the 30th day of December, 1992 in Deed Book 8827, Page 469; Quitclaim Deed from Virginia C. Hofstetter to Robert B. Hofstetter as recorded on the 23rd day of August, 1990 in Deed Book 8180, Page 906; Quitclaim Deed from O. B. Hofstetter, Jr. and wife, Virginia C. Hofstetter to O. B. Hofstetter, III, Robert B. Hofstetter, James C. Hofstetter and Christian S. Hofstetter as recorded on the 17th day of January, 1990 in Deed Book 8026, Page 554; Quitclaim Deed from O. B. Hofstetter, Jr. and wife, Virginia C. Hofstetter to O. B. Hofstetter, III, Robert B. Hofstetter, James C. Hofstetter and Christian S. Hofstetter as recorded on the 18th day of December, 1989 in Deed Book 8006, Page 872; Quitclaim Deed from O. B. Hofstetter, Jr. and wife, Virginia C. Hofstetter to O. B. Hofstetter, III, Robert B. Hofstetter, James C. Hofstetter and Christian S. Hofstetter as recorded on the 18th day of December, 1989 in Deed Book 8006, Page 870; Quitclaim Deed from Rivermont Farms, Inc., a Tennessee corporation to Charles M. Anderson, Hillsboro-Harpeth Corporation, a Tennessee corporation, O. B. Hofstetter, Jr., Eunice Miller, O. B. Hofstetter, III, James C. Hofstetter, Christian S. Hofstetter and Virginia C. Hofstetter, as tenants in common as recorded on the 19th day of March, 1980 in Deed Book 5580, Page 271 and Warranty Deed from Rivermont Farms, Inc., a Tennessee corporation to Elizabeth Hull Uzell, Katherine Hull Ethridge and Ruth Hull Schleyer, as devisees under the will of Cordell Hull as recorded on the 8th day of June, 1986 in Deed Book 4024, Page 84, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for flowage, recorded in Book 2137, Page 561.

Application for Greenbelt Assessment - Agricultural recorded in Book 8943, Page 903 and Book 8943, Page 904.

Sold off 26 acres in Book 5631, Page 161, 5.2 acres in Book 5362, Page 985.
Subject to flow of rivers and streams.

NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

This is unimproved property located at River Road Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2014.

Charles Garrett Anderson by Chris Hofstetter Attorney in Fact
By Chris Hofstetter, Attorney-in-Fact

Allen French Anderson

Noel A. Anderson by Chris Hofstetter Attorney in Fact
By Chris Hofstetter, Attorney-in-Fact

Holly Wilds

O.B. Hofstetter, III by Christian S Hofstetter Attorney in Fact
By Christian S. Hofstetter, Attorney-in-Fact

James C. Hofstetter

Robert B. Hofstetter by Christian S Hofstetter Attorney in Fact
By Christian S. Hofstetter, Attorney-in-Fact

Christian S. Hofstetter

Hillsboro-Harpeth Corporation:

BY_____
David B. Herbert, Authorized Agent
Authorized Agent

Trust of Eunice Miller:

By_____
Kenneth W. Gilbert, Trustee of the Testamentary Trust of Eunice Miller

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for flowage, recorded in Book 2137, Page 561.

Application for Greenbelt Assessment - Agricultural recorded in Book 8943, Page 903 and Book 8943, Page 904.

Sold off 26 acres in Book 5631, Page 161, 5.2 acres in Book 5362, Page 985.
Subject to flow of rivers and streams.

NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

This is improved property located at River Road Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2014.

Charles Garrett Anderson
By Chris Hofstetter, Attorney-in-Fact

Allen French Anderson

Noel A. Anderson
By Chris Hofstetter, Attorney-in-Fact

Holly Wilds

O.B. Hofstetter, III
By Christian S. Hofstetter, Attorney-in-Fact

James C. Hofstetter

Robert B. Hofstetter
By Christian S. Hofstetter, Attorney-in-Fact

Christian S. Hofstetter

Hillsboro-Harpeth Corporation:

BY_____
David B. Herbert, Authorized Agent

Trust of Eunice Miller:

By Kenneth W. Gilbert, Trustee
Kenneth W. Gilbert, Trustee of the Testamentary Trust of Eunice Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Hofstetter, Attorney-in-Fact 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 is the Attorney-in-fact for Charles Garrett Anderson of 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 27th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Hofstetter, Attorney-in-Fact 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 is the Attorney-in-fact for Noel A. Anderson of 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 27th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allen French Anderson, , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly Wilds, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James C. Hofstetter , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christian S. Hofstetter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth W. Gilbert, Trustee of the Testamentary Trust of Eunice Miller, 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 is the Trustee of the Testamentary Trust of Eunice Miller, the maker or a constituent of the maker and as Trustee 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 27 day of June, 2014.

Notary Public

My Commission Expires: May 13, 2017

JOSHUA P. STUMP My Commission Expires NOTARY PUBLIC May 13, 2017 ALABAMA STATE AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David B. Herbert, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Agent of Hillsboro-Harpeth Corporation, a Florida Corporation , the within named bargainor, a Florida Corporation , and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 27th day of June, 2014.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014