BILL GARRETT, Davidson County
Trans:T20140063576 DEEDWARRSP
Recvd: 08/27/14 13:44 4 pgs
Fees:23.00 Taxes:13763.63
20140827-0078245

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JST)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
RC Battleship Partners c/o Rochford Realty and Construction Co., Inc. 2200 Abbott Martin Road, Suite 200 Nashville, Tennessee 37215	SAME	11710011700

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BATTLESHIP II, LLC, a Tennessee limited liability company ("Grantor") has bargained and sold, and hereby transfers and conveys, to RC BATTLESHIP PARTNERS, a general partnership composed of John T. Rochford, III and Edgar B. Cooper, and its successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

A tract of land located in the Twenty-fifth Councilmanic District of Nashville, Davidson County, Tennessee on Cleghorn Avenue near Crestmoor Road, being a part of Lots 1 and 2 on the final plat of A. R. GREENE'S SUBDIVISION OF PART OF BLOCK "D" IN HILLSBORO VIEWS DEVELOPMENT CO'S SUBDIVISION NEAR NASHVILLE, TENN. of record in Plat Book 1130, Page 35, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron rod (old) in the easterly right-of-way line of Cleghorn Avenue, as widened, at a southwesterly corner of GH Company, LLC property of record in Deed Book 11495, Page 916, R.O.D.C.;

THENCE, with the southerly boundary of said GH Company, LLC property, S82°05'14"E, 237.36 feet to an iron rod (old) at a northwesterly corner of Green Hills Commons, LLC property of record in Deed Book 10216, Page 69, R.O.D.C.;

THENCE, with the boundary of said Green Hills Commons, LLC property and Battleship, LLC property of record in Deed Book 11495, Page 893, R.O.D.C., S25°09'01"W, 224.39 feet to the northeast corner of Lot 3 of said A. R. GREENE'S

SUBDIVISION, also being property of Green Hills Mall TRG, LLC of record in Instrument No. 201311220120505, R.O.D.C.;

THENCE, with said Lot 3, N65°40'40"W, 224.09 feet to an iron rod (old) in the easterly right-of-way line of Cleghorn Avenue;

Thence with said right-of-way line as follows:

N23°58'52"E, 121.35 feet;

With a non-tangent curve to the right an arc distance of 35.99 feet, said curve having a radius of 270.00 feet, a central angle of 07°38'13" and a chord of N24°53'49"E, 35.96 feet to the Point of Beginning.

Containing 43,109 Square Feet or 0.99 Acre, more or less.

BEING THE SAME property conveyed to Battleship II, LLC by deed from Green Hills Mall TRG LLC, of record as Instrument No. 20140806-0070707, Register's Office for Davidson County, Tennessee.

Note: The bearings cited in this description have been rotated from the record deed bearings to "calculated bearings" now conforming to the local state plane coordinate system.

The above description was prepared from Survey of Brad T. Thomas, TN LIC. NO. 2431, of Barge, Waggoner, Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, TN, 37201, dated July 1, 2014, File No. 3559503.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 3808 Cleghorn Avenue, Nashville, Tennessee 37215.

Said property is conveyed subject to the following matters:

1. Taxes for the year 2014, a lien, not yet due and payable.

2. Unrecorded Ground Lease, dated September 15, 2009, between Green Hills Land TRG LLC (by assignment from Davis Street Land Company of Tennessee II, L.L.C.), as Landlord, and DQL, Inc., as Tenant.

3. The following matters shown on the Survey of Brad T. Thomas, dated July 1, 2014:

   a. 10-foot drainage easement;

b. Proposed 38-foot right of way from centerline of Cleghorn Avenue;
c. 40-foot building set back line from Cleghorn Avenue; and
d. 20-foot setback line from the southeast line.

4. All matters shown on the Plan of record in Plat Book 1130, Page 35, Register's Office for Davidson County, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 26th day of August, 2014.

BATTLESHIP II, LLC,
a Tennessee limited liability company

BY: RC BATTLESHIP PARTNERS,
a Tennessee general partnership,
its Managing Member

By: _____
John T. Rochford, III,
its Managing Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,719,900.

_____
Affiant

Sworn to and subscribed before me this 26th day of August, 2014.

_____
Notary Public

My Commission Expires:

03 November 2015

JAMES S. TATE, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, John T. Rochford, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the managing partner of RC Battleship Partners, a general partnership that is the managing member of Battleship II, LLC, a limited liability company, and is authorized by the general partnership to execute this instrument on behalf of the general partnership in its capacity as the managing member of the limited liability company.

WITNESS my hand, at office, this 26th day of August, 2014.

Notary Public

My Commission Expires:

03 November 2015

JAMES S. TATE, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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