FROM: JOHN B. COLE

TO: 816 HICKORY PARTNERS, LLC

This instrument prepared by:

Larry D. Craig, Attorney
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
816 Hickory Partners, LLC **816 E. Old Hickory Boulevard** **Madison, Tennessee 37115**	Arbor Commercial Mortgage, LLC 3370 Walden Ave. Suite 114 Depew, NY 14043	**Map 043-15-0** **Parcel 027.00**

BILL GARRETT, Davidson County
Trans:T20140073364 DEEDWARRSP
Recvd: 09/30/14 11:48 5 pgs
Fees:28.00 Taxes:10822.50
20140930-0090018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,925,000.00.

AFFIANT

Subscribed and sworn to before me, this the 29th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John B. Cole**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **816 Hickory Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION

This is improved commercial property known as 816 E. Old Hickory Boulevard, Madison, Tennessee 37115.

The aforedescribed property is not the principal place of residence of the Grantor.

This is the same legal description as set forth on the previous deed of record.

See permitted exceptions, Exhibit "B" hereto.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments there unto belonging or in any wise appertaining to GRANTEE, its successors and assigns, forever.

GRANTOR does further covenant and bind himself, his heirs, representatives and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "AS IS". By acceptance of this deed, GRANTEE acknowledges that it has inspected the property and is satisfied with its condition, and accepts the property "AS IS".

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 29th day of September, 2014.

JOHN B. COLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **John B. Cole**, the bargainor, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION TO SPECIAL WARRANTY DEED

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lots 55, 56 & 57, Rainbow Terrace, Section 2A of record in Instrument No. 20080619-0053399, in the Register's Office for Davidson County, Tennessee, and according to an ALTA/ACSM land title survey prepared by Advantage Land Surveying, entitled Cedar Place Apartments, dated June 6, 2014, Job Number 107-2014 and being more particularly described as follows:

Beginning at an iron rod (new) at the northwest end of the southwesterly return curve at the intersection of Old Hickory Boulevard (60' public right of way) and Randy Road (public right of way-width varies as widened) on the south right of way (R/W) line of Old Hickory Boulevard, thence,

1. Leaving said R/W line with said return curve southeastwardly with the West R/W line of Randy Road (as widened) having a 25.00 foot radius curve to the right, an arc distance of 43.74 feet. Said curve has a chord bearing and distance of South 33 degrees 54 minutes 21 seconds East a distance of 38.370 feet to an iron rod (N); thence,

2. Continuing with the West R/W line of Randy Road, South 16 degrees 12 minutes 45 seconds West 164.48 feet to an iron rod (new); thence,

3. South 12 degrees 42 minutes 31 seconds West 154.57 feet to an iron rod (new) in the north property line of Lot No. 53 as shown on the final plat of Rainbow Terrace – Section V as recorded in Plat Book 2133, Page 72, R.O.D.C., Tennessee; thence,

4. Leaving said R/W line with the north property line of the aforesaid Lot No. 53, north 83 degrees 57 minutes 20 seconds West 106.35 feet to an iron rod (old); thence,

5. Continuing with said North property line North 84 degrees 09 minutes 05 seconds West 109.72 feet to an iron rod (old); thence,

6. Continuing with said North property line, North 83 degrees 54 minutes 45 seconds West 109.95 feet to an iron pipe (old) at the Southeast property corner of Lot No. 54 as shown on the final plat of Rainbow Terrace – Sections IIA & IIB as recorded in Plat Book 1835, Page 85, R.O.D.C., Tennessee; thence,

7. Leaving the North property line of the aforesaid Not No. 53 with the East property line of the aforesaid Not No. 54, North 07 degrees 54 minutes 13 seconds East 344.32 feet to an iron rod (old) on the South R/W line of the aforesaid Old Hickory Boulevard; thence,

8. With the South R/W line of Old Hickory Boulevard South 84 degrees 19 minutes 46 seconds East 110.24 feet to an iron rod (new); thence,

9. Continuing with said South R/W line South 84 degrees 01 minutes 28 seconds East 226.94 feet to the point of beginning.

Being the same property conveyed to John B. Cole by Clerk and Master's Deed in the amount of $70,000.00 from Elaine B. Beeler, Clerk and Master of record in Instrument No. 20060413-0042432, Register's Office for Davidson County, Tennessee, dated April 10, 2006 and recorded on April 13, 2007, and;

Being the same property conveyed to John B. Cole by Clerk and Master's Deed in the amount of $105,000.00 from Elaine B. Beeler, Clerk and Master of record in Instrument No. 20060413-0042434 Register's Office for Davidson County, Tennessee, dated April 10, 2006 and recorded on April 13, 2007, and;

Being the same property conveyed to John B. Cole by Clerk and Master's Deed in the amount of $105,000.00 from Elaine B. Beeler, Clerk and Master of record in Instrument No. 20060413-0042434 Register's Office for Davidson County, Tennessee, dated April 10, 2006 and recorded on April 13, 2007, and;

Being the same property conveyed to John B. Cole by Clerk and Master's Deed in the amount of $136,000.00 from Elaine B. Beeler, Clerk and Master of record in Instrument No. 20060413-0042436 Register's Office for Davidson County, Tennessee, dated April 10, 2006 and recorded on April 13, 2007.

EXHIBIT "B"

Permitted Exceptions

This conveyance is made subject to:

1. 2014 Metro Davidson Taxes, and subsequent years; 2014 real property taxes have been prorated and are not yet due and payable; Grantee is responsible for the payment thereof when due and payable.

2. Subject to all matters shown on the plan of record, Resubdivision of Lot 55, 56 and 57 Rainbow Terrace, Section 2A, in Instrument No. 20080619-0053399, recorded in the Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080414-0037598, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20080414-0037641, Register's Office for Davidson County, Tennessee.

5. Rights of tenant in possession under terms of existing leases and amendments thereto, assigned unto the Grantee simultaneously herewith.