51 GSUM Box 44

BILL GARRETT, Davidson County
Trans:T20140085286 DEEDWARR
Recvd: 11/12/14 13:07 13 pgs
Fees:68.00 Taxes:2853.07
20141112-0104312

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $771,100.00. Affiant Subscribed and sworn to before me, this 6th day of November, 2014. Notary Public My Commission Expires:

WILLIAM W. BURTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2015

Address New Owner As Follows: Richland South, LLC 249 Duncan Ct. Brentwood, TN 37027-3015	Send Tax Bills To: New Owner	Map-Parcel Number: Map162 Parcels 115, 219, 220, 221 and 223

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP (TRACT I), SUSAN O. YORK AND JACK F. ODOM (TRACT II), FRED L. TURNER, TRUSTEE OF THE PATRICIA JOANNE DAVIS LORENZ**

FAMILY TRUST, FRANCES WEST, SUSAN O. YORK AND JACK F. ODOM (TRACT III), CHARLES LEACH (TRACT IV), GENE A. TUCKER AND JOY F. TUCKER, TRUSTEES OF THE TUCKER FAMILY TRUST, U/A/D/ APRIL 21, 2004 (TRACT V), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RICHLAND SOUTH, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I (Map-Parcel 162-00-0-115.00)

Being in the 5th Civil District of said County and State, being parts of Lots 4 and 6 on the plan of Wm. Whittemore, deceased, lands, of record in Minute Book I, Page 709, County Court for said County, described according to a survey made by E. L. Miller, Jr., Surveyor, October 4, 1962, as follows:

Beginning on the southerly margin of Bell Road or Old Hickory Boulevard 848.5 feet, northeasterly from the northeast corner of the property conveyed to H. Chester Maxwell and wife, by deed from Luther H. Jordan and wife, of record in Book 2641, Page 373, Register's Office for said County; thence, south 5° 15' east 118 feet to an iron pin; thence, north 82° 00' east 72 feet to an iron pin; thence, north 8° 00' west 155.5 feet to the southerly margin of Bell Road or Old Hickory Boulevard; thence, with the same south 52° 00' west 75.5 feet to the point of beginning.

Being the same property conveyed to MORRIS THURMAN, JR. by deed from HETTIE LEONA WATSON of record in Instrument No. 20070529-0063685, dated March 24, 2007, said Register's Office. MORRIS THURMAN, JR. has since conveyed his interest in said property to IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP by quitclaim deed of record in Instrument No. 20080515-0050149, dated May 15, 2008, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property condemned by the State of Tennessee in the Consent Judgment and Final Decree of record in Book 8497, Page 943, said Register's Office.

TRACT II (Map Parcel 162-00-0-219.00)

Land in the 5th Civil District of Davidson County, Tennessee, and being Tract 6 on a survey by R. Bruce Rainey, dated September 20, 1983, and described as follows:

Beginning at an iron pin set in the southerly margin of Bell Road (Old Hickory Boulevard) said pin being at the northeast corner of the property conveyed to Raymond Watson and wife, by deed of record in Book 3461, Page 501, Register's Office for Davidson County, Tennessee; thence, with said southerly margin of Bell Road (Old Hickory Boulevard) N 56° 15' 51'" E 100 feet to an iron pin; thence, leaving said margin S 04° 07' 11" E 980.87 feet to an iron pin; thence, S 02° 00' 28" E 878.56 feet to an iron pin; thence, N 84° 01' 25" W 378.51 feet to an iron pin; thence, N 06° 12' 49" E 1291.70 feet to an iron pin; thence, N 01° 18' 55" W 317.39 feet to an iron pin; thence, N 84° 41' 49" E 74.72 feet to an iron pin; thence, N 05° 33' 07" W 153.82 feet to the point of beginning, and containing 10 acres, more or less.

Being the same property conveyed to BEN J. ODOM by deed from JAMES W. KELLEY, SR. AND WIFE, MIRIAM RUTH KELLEY of record in Book 6512, Page 551, dated March 12, 1985, said Register's Office. BEN J. ODOM died testate on or about April 10, 2005. Pursuant to the provisions of his will of record in Will Book 5854/196384 in Docket No. 05P1041 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, JEAN E. ODOM, SUSAN O. YORK AND JACK F. ODOM, EXECUTORS OF THE ESTATE OF BEN JACK ODOM, DECEASED have conveyed said property to SUSAN O. YORK AND JACK F. ODOM by executor's deed of record in Instrument No. 20090729-0071158, dated July 26, 2009, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to the State of Tennessee by deed of record in Book 7858, Page 985, said Register's Office.

TRACT III (Map Parcel 162-00-0-220.00)

Land in the 5th Civil District of Davidson County, Tennessee, and being Tract 4 on a survey by R. Bruce Rainey, dated September 20, 1983, and described as follows:

Beginning at an iron pin set in the southerly margin of Bell Road (Old Hickory Boulevard) said pin being N 56° 15' 51" E 200 feet from the northeast corner of the property conveyed to Raymond Watson and wife, by deed of record in Book 3461, Page 501, Register's Office for Davidson County, Tennessee; thence, with said southerly margin of Bell Road (Old Hickory Boulevard) N 56° 15' 51" E 100 feet to an iron pin; thence, leaving said margin S 16° 19' 39" E 198.18 feet to an iron pin; thence, S 14° 55' 28" E 308.58 feet to an iron pin; thence, S 38° 26' 02" E 423.40 feet; thence, S 02° 26' 16" E 602.38 feet to an iron pin; thence, S 15° 07' 36" E 636.21 feet to an iron pin; thence, N 84° 01' 25" W 262.42 feet to an iron pin; thence, N 10° 59' 14" W 899.57 feet to an iron pin; thence, N 16° 00' 54" W 609.03 feet to an iron pin; thence, N 08° 31' 55" W 490.10 feet to the point of beginning, and containing 10.0 acres, more or less.

Being the same property conveyed to BEN JACK ODOM AND FRANK C. DAVIS, JR. by deed from DONALD L. REEVES AND WIFE, BRENDA K. REEVES of record in Book 6601, Page 27, dated July 8, 1985, said Register's Office.

FRANK C. DAVIS, JR. has since conveyed his interest in said property to JOANNE DAVIS, N/K/A JOANNE DAVIS LORENZ AND FRANCES WEST by quitclaim deed of record in Instrument No. 20040108-0003512, dated December 11, 1996, said Register's Office. The said Joanne Davis, n/k/a Joann Davis Lorenz, and a/k/a Patricia Joanne Davis Lorenz, died on or about December 20, 2013, her estate having been submitted for probate in Bay County Florida on February 6, 2014. By Order of Probate for Muniment of Title in Case # 14P-852 in the 7th Circuit Court for Davidson County, Tennessee, the Last Will and Testament of Patricia Joanne Davis Lorenz was admitted to probate and recorded as a muniment of title, said will having devised all real and personal property to Fred L. Turner, Trustee of the Patricia Joanne Davis Family Trust. The said Fred L. Turner is Executor of the Estate of the said Patricia Joanne Davis Lorenz

BEN J. ODOM died testate on or about April 10, 2005. Pursuant to the provisions of his will of record in Will Book 5854/196384 in Docket No. 05P1041 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, JEAN E. ODOM, SUSAN O. YORK AND JACK F. ODOM, EXECUTORS OF THE ESTATE OF BEN JACK ODOM, DECEASED have conveyed said property to SUSAN O. YORK AND JACK F. ODOM by executor's deed of record in Instrument No. 20090729-0071158, dated July 26, 2009, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to the State of Tennessee by deed of record in Book 7906, Page 10, said Register's Office.

TRACT IV (Map Parcel 162-00-0-221.00)

Land in the 5th Civil District of Davidson County, Tennessee, and being Tract 5 on a survey by R. Bruce Rainey, dated September 20, 1983, and described as follows:

Beginning at an iron pin set in the southerly margin of Bell Road (Old Hickory Boulevard) said pin being N 56° 15' 51" E 100 feet from the northeast corner of the property conveyed to Raymond Watson and wife, by deed of record in Book 3461, Page 501, Register's Office for Davidson County, Tennessee; thence, with said southerly margin of Bell Road (Old Hickory Boulevard) N 56° 15' 51" E 100 feet to an iron pin; thence, leaving said margin S 08° 31' 55" E 490.10 feet to an iron pin; thence, S 16° 00' 54" E 609.03 feet to an iron pin; thence, S 10° 59' 14" E 899.57 feet to an iron pin; thence, N 84° 01' 25" W 396.25 feet to an iron pin; thence, N 02° 00' 28" W 878.56 feet to an iron pin; thence, N 04° 07' 11" W 980.87 feet to the point of beginning, and containing 10.0 acres, more or less.

Being the same property conveyed to CHARLES A. LEACH by deed from JOHN H. KERKELES AND WIFE, BARBARA J. KERKELES of record in Book 6683, Page 685, dated September 25, 1985, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to the State of Tennessee by deed of record in Book 7934, Page 170, said Register's Office.

TRACT V (Map Parcel 162-00-0-223.00)

Land in the 5th Civil District of Davidson County, Tennessee, and being Tract 3 on a survey by R. Bruce Rainey, dated September 20, 1983, and described as follows:

Beginning at an iron pin set in the southerly margin of Bell Road (Old Hickory Boulevard) said pin being N 56° 15' 51" E 300 feet from the northeast corner of the property conveyed to Raymond Watson and wife, by deed of record in Book 3461, Page 501, Register's Office for Davidson County, Tennessee; thence, with said margin N 56° 15' 51" E 26.20 feet to an iron pin; thence, leaving said margin S 16° 19' 39" E 202.45 feet to an iron pin; thence, S 14° 56' 31" E 307.55 feet to an iron pin; thence, S 38° 26' 02" E 426.32 feet to an iron pin; thence, S 02° 26' 16" E 607.72 feet to an iron pin; thence, S 15° 07' 36" E 490.57 feet to an iron pin; thence, S 84° 01' 25" E 502.10 feet to an iron pin; thence, S 08° 10' 44" W 981.40 feet to an iron pin; thence, N 79° 50' 24" W 363.60 feet to an iron pin; thence, N 04° 28' 36" E 132.50 feet to an iron pin; thence, N 05° 04' 59" E 247.02 feet to an iron pin; thence N 08° 12' 15" E 145.82 feet to an iron pin; thence, N 09° 03' 27" E 151.35 feet to an iron pin; thence, N 08° 31' 44" E 108.69 feet to an iron pin; thence, N 84° 01' 25" W 84.54 feet to an iron pin; thence, N 15° 07' 36" W 636.21 feet to an iron pin; thence, N 02° 26' 16" W 602.38 feet to an iron pin; thence, N 38° 26' 02" W 423.40 feet to an iron pin; thence, N 14° 55' 28" W 308.58 feet to an iron pin; thence, N 16° 19' 39" W 198.18 feet to the point of beginning, and containing 10.0 acres, more or less.

INCLUDED in the above description but reserved by grantor is a 26.20 foot strip to be used with an adjoining 26.20 foot strip as a permanent easement running with the land for driveway access to Tracts 2 and 3, more particularly described as follows:

Beginning at the point of beginning; thence, N 56° 15' 51" E 26.20 feet to an iron pin; thence, leaving said margin S 16° 19' 39" E 202.45 feet to an iron pin; thence, S 14° 56' 31" E 307.55 feet to an iron pin; thence, S 38° 26' 02" E 426.32 feet to an iron pin; thence, S 02° 26' 16" E 607.72 feet to an iron pin; thence S 15° 07' 36" E 490.57 feet to an iron pin; thence, N 84° 01' 25" W 26.20 feet to a point; thence, N 15° 07' 36" W 476.21 feet to an iron pin; thence, N 02° 26' 16" W 602.38 feet to an iron pin; thence, N 38° 26' 02" W 423.40 feet to an iron pin; thence, N 14° 55' 28" W 308.58 feet to an iron pin; thence, N 16° 19' 39" W 198.18 feet to the point of beginning.

Being the same property conveyed to GENE A. TUCKER AND JOY F. TUCKER, TRUSTEES OF THE TUCKER FAMILY TRUST, U/A/D APRIL 21, 2004, by quitclaim deed from G. T. A. INVESTMENTS of record in Instrument No. 20141112-0104310, dated November 7, 2014, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes which have been paid by Grantors. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Transmission Line Easement to USA of record in Book 2338, Page 210, and in Book 2343, Page 200, said Register s Office. (TRACTS I AND II)

3. Transmission Line Easement to USA of record in Book 2343, Page 200, said Register s Office. (TRACTS III, IV AND V)

4. Railroad Easement of record in Book 2158, Page 408, said Register s Office. (TRACT I)

5. Easement for cut and fill slopes of record in Book 2481, Page 14, said Register s Office. (TRACTS I, II, III, IV AND V)

6. Grant of Transmission Line Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20121205-0112004, said Register's Office. (TRACT II)

7. Grant of Transmission Line Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20130129-0009241, said Register's Office. (TRACT III)

8. Grant of Transmission Line Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20120905-0080245, said Register's Office. (TRACT IV)

9. Grant of Transmission Line Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20121016-0094755, said Register's Office. (TRACT V)

10. Subject to a drainage facility as set forth in the deed of record in Book 7906, Page 10, said Register's Office. (TRACT III)

11. A 26.20 foot strip reserved for driveway access in deed of record in Book 6158, Page 545, said Register's Office. (TRACT V)

This is unimproved property known as: **1444, 1446, 1448, 1450 and 1452 Bell Road, Nashville, TN 37211.**

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, its successors and assigns, forever; and Grantors 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 the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 6 day of November, 2014.

IRONPOWER PROPERTIES,
a general partnership

BY: _____
CHARLES A. LEACH, PARTNER (TRACT I)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforementioned, personally appeared Charles A Leach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of IronPower Properties, the within name bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand, at office, this 6 day of November, 2014.

(Seal)

_____
Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

WITNESS my hand this _____ day of November, 2014.

Susan O. York

SUSAN O. YORK (TRACTS II AND III)

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan O. York, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of November, 2014.

(Seal)

CAROLINE PRIDMORE NOTARY PUBLIC ALABAMA STATE AT LARGE

Caroline Pridmore

Notary Public

My Commission Expires 9/8/2018

My Commission Expires: _____

583600.1/2010969

WITNESS my hand this 6 day of November, 2014.

JACK F. ODOM (TRACTS II AND III)

STATE OF FLORIDA)
COUNTY OF Pinellas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack F. Odom, the within named bargainor, 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 6 day of November, 2014.

(Seal)

ALICIA CLANCY
Notary Public. State of Florida
Commission # EE 869178
My comm. expires Jan. 28. 2017

Notary Public

My Commission Expires: 1/28/17

583600.1/2010969

WITNESS my hand this 7 day of November, 2014.

FRED L. TURNER, Trustee of the Patricia Joanne Davis Lorenz Family Trust (TRACT III)

STATE OF ~~FLORIDA~~ Georgia)
COUNTY OF Troup)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred L. Turner, Trustee of the Patricia Joanne Davis Lorenz Family Trust, the within named bargainor, 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 7 day of November, 2014.

(Seal)

LESLIE ABERNATHY NOTARY PUBLIC TROUP COUNTY, GA

Notary Public

My Commission Expires: 3/29/2016

583600.1/2010969

WITNESS my hand this 7 day of November, 2014. Frances West

By Fred L. Turner

FRANCES WEST by Fred L. Turner, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20141112-0104311, RODCT. (TRACT III)

STATE OF GEORGIA)
COUNTY OF Troup)

Personally appeared before me, the undersigned, a Notary Public for and in the Stae and County aforesaid, Fred L. Turner, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Frances West and who acknowledged that he executed the same as the free act and deed of the said Frances West.

WITNESS my hand, at office, this 7 day of November, 2014.

(Seal)

LESLIE ABERNATHY NOTARY PUBLIC TROUP COUNTY, GA

Leslie Abernathy

Notary Public

My Commission Expires: 3/29/2016

WITNESS my hand this 6 day of November, 2014.

CHARLES A. LEACH (TRACT IV)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles A. Leach, the within named bargainor, 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 6 day of November, 2014.

(Seal)

Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

WITNESS my hand this 6 day of November, 2014.

THE TUCKER FAMILY TRUST, U/A/D APRIL 21, 2004

BY: Gene A. Tucker Trustee
GENE A. TUCKER, TRUSTEE (TRACT V)

BY: Joy F Tucker Trustee
JOY F. TUCKER, TRUSTEE (TRACT V)

STATE OF TENNESSEE)
COUNTY OF Giles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gene A. Tucker and Joy F. Tucker, Trustees of The Tucker Family Trust, U/A/D April 21, 2004, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of November, 2014.

(Seal)
BRENDA T. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GILES

Brenda T Edwards
Notary Public

My Commission Expires: 11-21-2016