RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140095881 DEEDWARRSP
Recvd: 12/23/14 10:26 5 pgs
Fees:28.00 Taxes:1394.90
20141223-0117271

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $377,000.00.

Lida L. Hunt

Subscribed and sworn to before me, this the 15th day of December, 2014.

Jeanette L. Ramer
Notary Public

My Commission Expires: 7/16/15

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
R. Patrick Parker, Esq. 615 Main Street, Nashville, TN 37206

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Rogers Group, Inc. 421 Great Circle Road Nashville, TN 37228 Attn: General Counsel	059-00-0-208.00 059-00-0-209.00 059-00-0-210.00 059-00-0-211.00 059-00-0-212.00	New Owner

SPECIAL WARRANTY DEED

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, **HARDING CORPORATION**, a Tennessee corporation (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **ROGERS GROUP, INC.** an Indiana corporation, (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Tract 1

Land in Davidson County, Tennessee described according to a composite base map prepared by Ernest Medlin, Surveyor, dated March 1, 1997, as follows:

Beginning at a point on the East margin of Whites Creek Pike, said point being the North line of the Cleveland Plan Subdivision, of record in Plat Book 161, Page 35, Register's Office for said County; thence with the margin of Whites Creek Pike North 36 degrees 53 minutes 30 seconds West 22.4 feet to the Southwest corner of the property conveyed to Wilma J. Hall by deed of record in Book 8627, Page 558; thence with Hall's South line North 71 degrees 59 minutes East 400 feet to Hall's Southeast corner; thence North 36 degrees 53 minutes 30 seconds West 100 feet to Hall's Northeast corner; thence with Hall's North line South 72 degrees 10 minutes West 131.37 feet to a point at the Southeast corner of the land formerly owned by Trinity Hills Village, Inc., of record in Book 4735, Page 989; thence with the East line of said tract North 38

degrees 18 minutes West 405.91 feet to a point on the South line of the land now or formerly owned by the Trustee's of the North congregation of Jehovah Witnesses, of record in Book 4752, Page 56; thence with the South line of same North 56 degrees 15 minutes 30 seconds East 158.91 feet to a point, thence with the East line of said Jehovah Witness land and the East line of the land of Jesse Stanton, of record in Book 5653, Page 502, North 36 degrees 53 minutes 30 seconds West, 205.8 feet to a point in the South line of the land of Haynes Garden Apartments, of record in Book 4425, Page 350; thence with the South line of same North 56 degrees 04 minutes 30 seconds East 361.2 feet to a point and continuing with the East line of Haynes Garden Apartments North 06 degrees 54 minutes West 890.4 feet to a point in the South line of Highland Trace Subdivision, Section Two, of record in Plat Book 5200, Page 616; thence with the South margin of same North 83 degrees 06 minutes East 70 feet to the Southeast corner of said subdivision; thence continuing with the East margin of said subdivision for the next 4 calls as follows: Northwardly with a curve to the right having a radius of 962.77 feet a distance of 252.05 feet; thence North 81 degrees 54 minutes West 179.57 feet; North 51 degrees 53 minutes 52 seconds West 64.82 feet; North 12 degrees 54 minutes 41 seconds East 492.32 feet to the South corner of Highland Trace Subdivision, Section One, of record in Plat Book 5200, Page 580; thence with the boundary of said subdivision North 12 degrees 54 minutes 41 seconds East 28.21 feet, North 16 degrees 41 minutes 33 seconds West 151.25 feet to a point on the South margin of Revels Drive; thence with a curve to the right having a radius of 570 feet, a distance of 305.77 feet to a point; thence North 14 degrees 02 minutes 36 seconds East 36.16 feet to a point on the South line of the land of Valere Potter Menefee, of record in Book 3506, Page 209; thence North 89 degrees 52 minutes East an unknown distance to Menefee's South corner; thence continuing North 89 degrees 52 minutes East 931.7 feet to a point; thence South 01 degrees 17 minutes West 941.2 feet to a point; thence South 85 degrees 33 minutes East 326.66 feet to the Northwest corner of Trinity Hills Village Subdivision Section 2, First Addition of record in Plat Book 4460, Pages 45 & 46; thence with the boundary of said subdivision on the next 19 calls as follows: South, 26 degrees 48 minutes 18 seconds West 204.78 feet, South 13 degrees 18 minutes 09 seconds East 130.3 feet, South 59 degrees 49 minutes 39 seconds East 125.94 feet, North 87 degrees 51 minutes 07 seconds East 159.28 feet, South 10 degrees 36 minutes 28 seconds East 74.42 feet, North 84 degrees 51 minutes 16 seconds West 220.77 feet, South 45 degrees 05 minutes 28 seconds West 128.91 feet, South 10 degrees 50 minutes 31 seconds West 123.44 feet, South 21 degrees 50 minutes 08 seconds East, 130.72 feet, South 69 degrees 22 minutes 29 seconds East 135.78 feet, North 73 degrees 48 minutes 08 seconds East 92.92 feet, South 85 degrees 40 minutes East 85.0 feet, South 06 degrees 31 minutes 39 seconds West 80.0 feet, North 84 degrees 27 minutes 32 seconds West 77.98 feet, South 73 degrees 20 minutes 15 seconds West 125.13 feet, South 32 degrees 39 minutes 31 seconds West 125.13 feet, South 08 degrees 00 minutes 58 seconds East 125.13 feet, South 48 degrees 42 minutes East 125.13 feet, South 00 degrees 25 minutes 37 seconds West 82.10 feet; to a point on the North line of Hickory Heights Subdivision (not of record); thence with the North margin of said subdivision North 70 degrees 00 minutes 30 seconds West an unknown distance to a corner of said subdivision and continuing with the West line of said subdivision South 3 degrees 08 minutes West 525.2 feet to the Northeast corner of the Cleveland Plan Subdivision of record in Plat Book 161, Page 35; thence following the North line of said Cleveland Plan along a meandering fence for the next four calls; South 81 degrees 44 minutes 30 seconds West 823.9 feet, North 10 degrees 37 minutes 30 seconds West 4.6 feet, North 79 degrees 22 minutes 30 seconds West 8.0 feet, South 10 degrees 37 minutes 30 seconds West 4.6 feet, South 79 degrees 22 minutes 30 seconds West

319.8 feet to the point of beginning, containing 91.21 acres according to the tax maps of the Metropolitan Government of Nashville and Davidson County, Tennessee.

The description of the subject land is described according to composite tax maps, Warranty Deeds, and subdivision plats of record in the Register's Office for Davidson County, Tennessee. All references to deed books and plat books in the description are of record as indicated in the Register's Office of Davidson County, Tennessee.

Less and except any portion of the above described property conveyed to Nashville Area Habitat for Humanity, Inc. by Warranty Deed recorded in Instrument No. 20080610-0059763, in the Register's Office, Davidson County, Tennessee.

Being a portion of the same property conveyed by Quitclaim Deed from South Central Urban Ministries, Inc., a Tennessee not for profit corporation to Harding Corporation, a Tennessee corporation as recorded on the 1st day of July, 2005 in Instrument No. 20050701-0076226; a portion of Quitclaim Deed from Haynes Garden Associates, L.P., a Tennessee limited partnership to Harding Corporation, a Tennessee corporation as recorded on the 1st day of July, 2005 in Instrument No. 20050701-0076227 and a portion of Quitclaim Deed from P.H.P. Ministries, Inc. Trustee and P.H.P. Ministries, Inc. and Park Preserve Associates, L.P. to Harding Corporation as recorded on the 12th day of August, 2005 in Instrument No. 20050812-0095764, in the Register's Office of Davidson County, Tennessee.

This deed is subject to the following permitted exceptions:

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments for the year 2015, a lien, due and payable but not delinquent until March 1, 2016.

2. Easements, or claims thereof, which are not shown by the public records.

3. Encroachments, of whatsoever kind or type, from/by the insured property and/or premises upon adjoining, adjacent or any other properties and/or premises encumbered by said encroachment, whether of record or visually discernable.

4. Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20030926-0142818, 20030926-0142819, 20030926-0142820 and 20030926-0142821.

   Landscape agreement as set forth in instrument recorded in Instrument Nos. 20031027-0157838, 20031027-0157839 and 20031027-0157840.

   Permanent easement and Right-of-way for Street Purposes as set forth in instrument recorded in Book 4827, Page 621.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for those matters stated above and any applicable zoning and building regulations, restrictions and limitations of record, and 2015 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

[Signature Page Follows]

WITNESS this the 18th day of December, 2014.

GRANTOR:

HARDING COPORATION, a Tennessee corporation

By: _____
Name: Stan Herdaway
Title: Secretary-Treasurer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Stan Herdaway, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary-Treasurer of Harding Corporation, and is authorized to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 18th day of Dec., 2014.

Sharon Hackett
NOTARY PUBLIC

SHARON HACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-3-2017