Davidson County DEEDWARRSP
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Fees:33.00 Taxes:25049.00
20150312-0021354

SPECIAL WARRANTY DEED

FROM: Archwood BPI Partners, LLC, a Delaware limited liability company, Grantor

TO: ARCHWOOD MEADOWS LLC, a Delaware limited liability company, Grantee

This instrument was prepared by:

Lea W. Stouffer
6507 Brownlee Dr.
Nashville, Tennessee 37205

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
c/o Lennox Companies 5384 Poplar Ave. Suite 400 Memphis, TN 38119	Same	Map 043-11, Parcel 187.00

STATE OF Georgia)
COUNTY OF DeKalb)

The actual consideration or value, whichever is greater, for this transfer is Six Million Seven Hundred Seventy Thousand and No/100 Dollars ($6,770,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11 day of March, 2015.

Notary Public

MOREY JOSEPH
Notary Public
Walton County
State of Georgia
My Commission Expires Apr 22, 2016

My Commission Expires: 4/22/16

FOR AND IN CONSIDERATION OF the sum of Six Million Seven Hundred Seventy Thousand and No/100 Dollars ($6,770,000.00), the receipt and sufficiency of which are hereby

acknowledged, Archwood BPI Partners, LLC, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Archwood Meadows LLC, a Delaware limited liability company (the "Grantee"), its, successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as 110 Archwood Place, Madison, Tennessee 37115.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

SIGNATURE PAGE TO FOLLOW.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Witness my hand as of the 13th day of March, 2015.

Archwood BPI Partners, LLC, a Delaware limited liability company

By: BPI Fund, LLC, a Delaware limited liability company, its sole Member and Managing Member

By: CHW Partners, LLC, a Delaware limited liability company, its Managing Member

By: _____
William M. Warfield,
its Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jan Bachus, a Notary Public of said County and State, personally appeared William M. Warfield with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Managing Member of CHW Partners, LLC, a Delaware limited liability company, the Managing Member of BPI Fund, LLC, a Delaware limited liability company and sole Member and Managing Member of Archwood BPI Partners, LLC, a Delaware limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing himself as Managing Member of CHW Partners, LLC, a Delaware limited liability company, the Managing Member of BPI Fund, LLC, a Delaware limited liability company and sole Member and Managing Member of Archwood BPI Partners, LLC, a Delaware limited liability company.

Witness my hand and seal, at Office, this 3rd day of March, 2015.

_____
Notary Public

My Commission Expires: 3/7/17

JAN L. BACHUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

EXHIBIT A TO SPECIAL WARRANTY DEED

Property Description

Land in the 11TH Civil District of Davidson County, Tennessee, according to an unrecorded survey of Lewis R. Mefford, Jr., Surveyor Lic. No. 5076, dated June 9, 1977, and being Lot No. 6 on the Plan of John W. Anderson Subdivision of the Re-Subdivision of Lot 4 on the Map of the Survey of Anderson Tract, which Plan is of record in Book 1835, page 34, Register's Office for said County, and part of Lot 5 on the Map of the Survey of Anderson Tract, which Map is of record in Book 1130, page 37, said Register's Office, and according to said survey being more particularly described as follows:

BEGINNING at an iron pin, said iron pin being North 03 deg. 02 min. 55 sec. East 110.18 feet from a concrete monument in the North right-of-way of State Route No. 45, also being in the East right-of-way of Archwood Drive; thence North 03 deg. 02 min. 55 sec. East, with the East right-of-way of Archwood Drive, 115.00 feet to an iron pin in same; thence North 86 deg. 17 min. 40 sec. East 435.00 feet to an iron pin, the Southeast corner of Parcel 181, Map No. 43-11; thence North 04 deg. 16 min. 25 sec. East, passing the East corners of Parcel Nos. 181, 182, 183, 184, 185, 587.30 feet to an iron pin; the Northeast corner of Parcel No. 185 and in the South right-of-way of DuPont Avenue; thence South 86 deg. 02 min. 45 sec. East, with the South right-of-way of DuPont Avenue, 434.3 feet to an iron pin in same; thence South 04 deg. 16 min. 25 sec. West, with the West boundary line of Parcel No. 186, Map No. 43-11, 759.79 feet to an iron pin, the Southwest corner of Parcel No. 186 and in the North right-of-way of State Route No. 45; thence North 85 deg. 22 min. 54 sec. West, with the North right of way of State Route No. 45, 430.46 feet to a concrete monument in same; thence North 02 deg. 45 min. 53 sec. East 52.52 feet to an iron pin, the Northeast corner of Parcel No. 179, Map No. 43-11; thence North 86 deg. 17 min. 40 sec. West, with the North line of Parcel No. 179, 435.00 feet to an iron pin; the point of beginning, containing 8.69 acres, more or less.

Being the same property conveyed to Archwood BPI Partners, LLC, a Delaware limited liability company, by deed of record as Instrument No. 20090507-0042373, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

EXHIBIT B TO SPECIAL WARRANTY DEED

Encumbrances

1. Lien of 2015 Real Estate Taxes, not yet due and payable.

2. Rights of tenants in possession as of the date hereof, as tenants only, under unrecorded residential leases.

3. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.

True Copy Certification

I, ARYEH LAZARUS, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of NEW JERSEY

County of OCEAN

Personally appeared before me, LEAH OELBAUM, a notary public for this county and state, ARYEH LAZARUS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LEAH OELBAUM
NOTARY PUBLIC OF NEW JERSEY
ID # 2448941
My Commission Expires 9/16/2019

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)