BILL GARRETT, Davidson County
Trans:T20150022483 DEEDWARR
Recvd: 03/27/15 10:20 5 pgs
Fees:28.00 Taxes:4995.00
20150327-0026513

This Instrument Prepared By:
Carter Clements
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

# GENERAL WARRANTY DEED

From: AMERICAN AFFORDABLE HOMES LP, a Texas limited partnership, Grantor

Map-Parcel Number:

071-060-029.00

To: THE PADDOCK AT GRANDVIEW LP, a Tennessee limited partnership, Grantee

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Address New Owner(s):

The Paddock at Grandview LP
1469 South 4th Street
Louisville, Kentucky 40208

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

The Paddock at Grandview LP
1469 South 4th Street
Louisville, Kentucky 40208

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STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is One Million Three Hundred Fifty Thousand and 00/100 Dollars ($1,350,000.00).

Carter Clements
Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of March, 2015.

Sarah DeAgostino
Notary Public

SARAH DeAGOSTINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

My Commission Expires: 11-5-18

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FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, AMERICAN AFFORDABLE HOMES LP, a Texas limited partnership ("Grantor"), has bargained and

sold, and by these presents does transfer and convey unto THE PADDOCK AT GRANDVIEW LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located on the South side of Trinity Lane, Nashville, Tennessee.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to all rights-of-way, easements and servitudes of record to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as except as to all rights-of-way, easements and servitudes of record to which this conveyance is expressly made subject.

Witness my hand this 15 day of March, 2015.

**[SIGNATURE AND NOTARY ACKNOWLEDGEMENT APPEARS ON THE FOLLOWING PAGE]**

AMERICAN AFFORDABLE HOMES LP, a Texas limited partnership

By: American Affordable Homes and Properties, Inc., its General Partner

By: _____
Anthony R. Bertucci, its President

By: _____
Gene Watkins, its Vice President

STATE OF TEXAS )
COUNTY OF TRAVIS )

Before me, W. THOMAS BUCKLE, a Notary Public of said County and State, personally appeared Anthony R. Bertucci, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of American Affordable Homes and Properties, Inc., a Texas corporation, General Partner of American Affordable Homes LP, a Texas limited partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as General Partner of the partnership, and on its behalf, by himself as President of said corporation.

Witness my hand and seal, at Office in aforesaid county and state this 15 day of March, 2015.

W.THOMAS BUCKLE
NOTARY PUBLIC
State of Texas
Comm. Exp. 02-09-2019

_____
Notary Public

My Commission Expires: 2/9/19

STATE OF TEXAS )
COUNTY OF TRAVIS )

Before me, W. THOMAS BUCKLE a Notary Public of said County and State, personally appeared Gene Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of American Affordable Homes and Properties, Inc., a Texas corporation, General Partner of American Affordable Homes LP, a Texas limited partnership, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as General Partner of the partnership, and on its behalf, by himself as Vice President of said corporation.

Witness my hand and seal, at Office in aforesaid county and state this 16 day of March, 2015.

W.THOMAS BUCKLE
NOTARY PUBLIC
State of Texas
Comm. Exp. 02-09-2019

_____
Notary Public

My Commission Expires: 2/9/19

W.THOMAS BUCKLE
NOTARY PUBLIC
State of Texas
Comm. Exp. 02-09-2019

## EXHIBIT A

### PROPERTY DESCRIPTION

Land situated in the 12th councilmanic district, Nashville, Davidson County, Tennessee, as conveyed to American Affordable Homes and Properties, Inc. by Arctic, LLC, of record in Instrument Number 20050906-0106788, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a found iron rod in the easterly margin of Scruggs lane;

Thence leaving said margin and with the line of John H. Tunstall, Jr., of record in Deed Book 9831, Page 164, in the Register's Office for Davidson County, Tennessee, S 87° 17' 01" E, a distance of 264.42 feet to a found iron rod;

Thence continuing with Tunstall, N 04° 01' 37" E, a distance of 30.00 feet to a Swords capped iron rod found on the southerly lines of Bobby Lawson, of record in Deed Book 6537, Page 486 and Deed Book 6077, Page 956, both in the Register's Office for Davidson County, Tennessee;

Thence leaving the lands of Tunstall and continuing with Lawson, S 87° 06' 51" E, a distance of 160.32 feet to an iron rod found at a common corner with American Affordable Homes, L.P., of record in Instrument Number 20040123-0009465, in the Register's Office for Davidson County, Tennessee;

Thence leaving Lawson and continuing with American Affordable Homes, L.P., for the next 8 calls:

Thence, S 03° 04' 27" W, a distance of 170.14 feet to an iron rod found;
Thence, N 86° 53' 45" W, a distance of 300.10 feet to a Regan Smith capped iron rod found;
Thence, S 03° 04' 40" W, a distance of 528.50 feet to a capped iron rod set;
Thence, S 86° 53' 47" E, a distance of 11.25 feet to a Regan Smith capped iron rod found;
Thence, S 03° 06' 13" W, a distance of 63.00 feet to a Regan Smith capped iron rod found;
Thence, S 86° 53' 47" E, a distance of 310.00 feet to an iron rod found;
Thence, N 03° 06' 13" E, a distance of 63.00 feet to a Regan Smith capped iron rod found;
Thence, S 86° 53' 47" E, a distance of 22.00 feet to a concrete monument found at a common corner with Leonard A. Stephens, of record in Deed Book 7275, Page 716, in the Register's Office for Davidson County, Tennessee;

Thence, leaving American Affordable Homes, L.P., and continuing with Stephens, passing through the terminus of Artic Avenue's margin, a 50 foot wide dedicated street, and continuing with Trustees of the Al Menah Temple, of record in Deed Book 5149,

Page 330, in the Register's Office for Davidson County, Tennessee, S 07° 09' 33" W, a distance of 334.30 feet to a Swords capped iron rod found;

Thence continuing with Trustees of the Al Menah Temple, S 86° 16' 38" W, a distance of 495.82 feet to an iron rod found;

Thence, continuing with Trustees of the Al Menah Temple and Gub Contractors, of record in Deed Book 10504, Page 900, in the Register's Office for Davidson County, Tennessee, S 30° 56' 48" W, a distance of 505.00 feet to an iron rod set in the easterly margin of Alley # 1054;

Thence, continuing with said Alley, N 02° 14' 55" W, a distance of 862.75 feet to a Swords capped iron rod found;

Thence, leaving said Alley and with the easterly margin of Scruggs Road, N 32° 28' 09" E, a distance of 741.46 feet to the point of beginning, containing 13.687 acres more or less according to a survey by S & A Surveying, Inc., dated August 29th, 2005 and a retracement survey by Dale and Associates, dated July 8, 2013.

Being the same property conveyed to American Affordable Homes LP, a Texas limited partnership, by quitclaim deed from American Affordable Homes and Properties, Inc., of record in Instrument No 20150327-0021512, Register's Office for Davidson County, Tennessee.