BILL GARRETT, Davidson County
Trans:T20150022825 DEEDWARRSP
Recvd: 03/30/15 10:19 6 pgs
Fees:33.00 Taxes:1365.30
20150330-0026913

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Ole South/Craighead Joint Venture	New owner	MAP
421 East Iris Drive #300		PARCEL Part of 164-00-0-085.00
Nashville, TN 37204		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Avenue Bank**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Ole South/ Craighead Joint Venture** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

ORIGINAL 51 ACRE +/- PROPERTY

A certain tract or parcel of land located in Davison County, Tennessee, being more particularly described as follows:

Beginning at an iron rod found in the northerly right of way of Pin Hook Road, said rod being the northwesterly corner of the Ron D. Scruggs et al property, of record as Instrument No. 20020703-0080479, R.O.D.C., Tennessee, and the southeasterly corner of the herein described tract; thence along the northerly right of way Pin Hook Road, North 81°17'46" West, a distance of 266.28 feet to an iron rod set in the northerly right of way of Pin Hook Road, thence, crossing Global Development, Inc., property and running with the southerly line of Harvest Grove, Section One Subdivision of record as Instrument No. 20060726-0090037, R.O.D.C., Tennessee for the next forty three calls:

North 08°42'14" East, a distance of 38.06 feet; thence, North 06°27'16" West, a distance of 78.48 feet; thence North 07° 33'33" East, a distance of 109.00 feet; thence North 26°51'00" West, a distance of 62.50 feet; thence, North 34°03'13" West, a distance of 442.72 feet; thence North 22°58'01" West, a distance of 104.59 feet; thence, North 17°39'17" East a distance of 124.75 feet; thence, with a curve to the left having an arc distance of 12.76 feet, said curve having a radius of 223.00 feet, a chord direction of North 73°59'05" West, and a chord length of 12.76 feet; thence, North 14°22'33" East, a distance of 81.59 feet; thence North 28°49'02" East, a distance of 27.38 feet; thence, South 65°59'09" East, a distance of 65.40 feet; thence, South 56°47'27" East, a distance of 71.73 feet; thence, South 44°50'25" East, a distance of 71.82 feet; thence, North 35°25'42" East, a distance of 227.19 feet; thence, North 52°45'25" West, a distance of 126.53 feet; thence, North 30°53'42" West, a distance of 154.48 feet; thence, 59°06'18" East, a distance of 130.00 feet; thence, North 30°53'42" West, a distance of 1.49 feet; thence, North 59°06'18" East, a distance of 120.37 feet; thence, North 52°46'44" East, a

distance of 53.20 feet; thence, North 11°23'10" East, a distance of 83.32 feet; thence, North 32°46'23" East, a distance of 52.90 feet; thence, North 39°24'35" East, a distance of 138.71 feet; thence, North 18°31'42" East, a distance of 35.37 feet; thence, North 04°20'06" East, a distance of 165.77 feet; thence, with a curve to the right having an arc distance of 31.16 feet, said curve having a radius of 402,00 feet, a chord direction of North 83°26'40" West, and a chord length of 31.15 feet; thence, with a curve to the right having an arc distance of 43.63 . feet, said curve having a radius of 25.00 feet, a chord direction of North 31°13'20" West, and a chord length of 38.30 feet; thence, North 18°46'46" East, a distance of 23.39 feet; thence, with a curve to the right having an arc distance of 109.87 feet, said curve having a radius of 280.00 feet, a chord direction of North 30°01'15" East, arid a chord length of 109.17 feet; thence, North 48°44'15" West, a distance of 155.23 feet; thence North 43°32'53" East, a distance of 120,00 feet; thence, North 36°13'10" East, a distance of 44.65 feet; thence, North 39°16'59" East, a distance of 48.88 feet; thence, North 09°19'31" East, a distance of 52.73 feet; thence, North 05°54'41" East, a distance of 51.09 feet; thence, North 07°29'33" West, a distance of 48.47 feet; thence, North 75°10'44" East, a distance of 90.00 feet; thence, with a curve to the left having an arc distance of 84.13 feet, said curve having a radius of 280.00 feet, a chord direction of North 23°25'42" West, a chord length of 83.81 feet; thence, North 32°02'08" West, a distance of 129.08 feet; thence, South 57°57'52" West, a distance of 105.00 feet; thence, North 32°02'08" West, a distance of 128.99 feet; thence, North 09°00'04" East, a distance of 20.00 feet to a point in the southerly line of the Dean R. and Shirlee A. Allen, Trustees property of record as Instrument No. 20010111-0003647, R.O.D.C,, Tennessee; thence, along or near the southerly line of the Allen property, South 80°59'56" East, a distance of 428.05 feet to an iron rod found; said rod being the southeasterly corner of the Allen property and the southwesterly corner of the Jack Williams Construction Co., Inc. property of record as Instrument No. 20060214-0017632, R.O.D.C., Tennessee; thence, along or near the Jack Williams Construction Co., Inc. property; South 81°00'30" East, a distance of 598.22 feet to an iron rod found; said rod being the southeasterly corner of the Jack Williams Construction Co., Inc. property and the northwesterly corner of the Metropolitan Government property of record in Deed Book 11389, page 299, R.O.D.C., Tennessee; thence, along or near the westerly line of the Metropolitan Government property, South 07°21'14" West, a distance of 197.90 feet to an iron rod found; thence, South 08°027'51" West, a distance of 949.97 feet to an iron rod found; thence, South 09°40'30" West, a distance of 299.41 feet to an iron rod found; said rod being or near the southwesterly corner of the Metropolitan Government property and the north westerly corner of the John Warner Lewis property of record in Deed Book 9843, page 979, R.O.D.C, Tennessee; thence, along or near the westerly line of Lewis property, South 08°43'05" West, a distance of 614.62 feet to an iron rod found; thence, South 08°36'12" West, a distance of 62.12 feet to an iron rod set in the westerly line of Lewis property, said rod also being the northeasterly corner of the Crown Castle GT Co., LLC, property of record as Instrument No. 20010605-0058404, R.O.D.C, Tennessee; thence, running along or near the northerly line of the Crown Castle GT CO., LLC property North 79°59'43" West, a distance of 214.77 feet to an iron rod found; thence, along or near the westerly line of Crown Castle GT Co., LLC property, South 14°08'59" West, a distance of 102.46 feet to an iron pipe found in the westerly line of the Crown Castle GT Co., LLC property, said pipe also being the northeasterly corner of the Roy D. Scruggs et al property of record

as Instrument No.
20020703-0080479, R.O.D.C., Tennessee; thence, along or near northerly line of the Scruggs property, North 82°21'59" West. a distance of 248.20 feet to an iron rod found; thence, along or near the westerly line of Scruggs property, South 14°17'26" West, a distance of 488.60 feet to the . Point of Beginning, and also containing 51.00 acres, more or less.

Being also known as Section 3 Harvest Grove Antioch, TN.

Being a part of the same property conveyed to Avenue Bank by deed from Lawless & Associates, P.C., as Trustee for Avenue Bank of record in Instrument No. 20140502-0037445 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 2, 2014.

EXCLUDING 26.00 +/- TRACT CONVEYED TO OLE SOUTH/ CRAIGHEAD JOINT VENTURE

Being a 26.33 more or less acre tract of land lying in the 33rd Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Lawless & Associates, PC, Trustee, as evidenced by deed of record at Instrument No. 20100517-0037713, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson-Delk-Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated March 19, 2014, as follows:

Beginning at an iron pin set in the southerly margin of Rockglade Run at its easterly terminus, said point being the most northeasterly corner of Lot 104 on the plan of Harvest Grove, Section One, of record at Instrument No. 20060726-0090037, Register's Office Davidson County, Tennessee;
Thence crossing the easterly terminus of Rockglade Run,
North 04 Degrees 20 Minutes 06 Seconds East a distance of 46.00 feet to a point;
Thence with the northerly margin of Rockglade Run, and with a curve to the right having a radius of 402.00 feet, a central angle of 04 Degrees 26 Minutes 28 Seconds, an arc length of 31.16 feet, a chord bearing and distance of North 83 Degrees 26 Minutes 40 Seconds West, 31.15 feet to a point;
Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 100 Degrees 00 Minutes 11 Seconds, an arc length of 43.63 feet, a chord bearing and distance of North 31 Degrees 13 Minutes 20 Seconds West, 38.30 feet to a point on the easterly margin of Grovedale Trace; Thence with said margin of Grovedale Trace,
North 18 Degrees 46 Minutes 45 Seconds East a distance of 23.39 feet to a point;
Thence continuing, and with a curve to the right having a radius of 280.00 feet through a central angle of 22 Degrees 29 Minutes 00 Seconds, an arc length of 109.87 feet, a chord bearing and distance of North 30 Degrees 01 Minutes 15 Seconds East, 109.17 feet to a point;
Thence crossing Grovedale Trace at its northerly terminus and continuing with the common line of the herein-described tract and the afore-said plan of Harvest Grove, Section One, the following thirteen calls:
North 48 Degrees 44 Minutes 15 Seconds West a distance of 155.23 feet to a point;
Thence North 43 Degrees 32 Minutes 53 Seconds East a distance of 120.00 feet to a point;
Thence North 36 Degrees 13 Minutes 10 Seconds East a distance of 44.65 feet to a point;
Thence North 39 Degrees 16 Minutes 59 Seconds East a distance of 48.88 feet to a point;

Thence North 09 Degrees 19 Minutes 31 Seconds East a distance of 52.23 feet to a point;
Thence North 05 Degrees 54 Minutes 41 Seconds East a distance of 51.09 feet to a point;
Thence North 07 Degrees 29 Minutes 33 Seconds West a distance of 48.47 feet to a point;
Thence North 75 Degrees 10 Minutes 44 Seconds East a distance of 90.00 feet to a point;
Thence with a curve to the left having a radius of 280.00 feet through a central angle of 17 Degrees 12 Minutes 53 Seconds, an arc length of 84.13 feet, a chord bearing and distance of North 23 Degrees 25 Minutes 42 Seconds West, 83.81 feet to a point;
Thence North 32 Degrees 02 Minutes 08 Seconds West a distance of 129.08 feet to a point;
Thence South 57 Degrees 57 Minutes 52 Seconds West a distance of 105.00 feet to a point;
Thence North 32 Degrees 02 Minutes 08 Seconds West a distance of 128.99 feet to a point;
Thence North 09 Degrees 00 Minutes 04 Seconds East a distance of 20.00 feet to a point in the southerly line of the Dean R. Allen, et ux Property of record at Instrument No.
20010111-0003647, Register's Office Davidson County, Tennessee; Thence with the southerly line of said Allen Property,
South 80 Degrees 59 Minutes 56 Seconds East a distance of 428.05 feet to an iron pin (old);
Thence with the southerly line of the Jack Williams Construction Co., Inc. Property of record at Instrument No. 20060214-0017632, Register's Office Davidson County, Tennessee, South 81 Degrees 00 Minutes 30 Seconds East a distance of 598.22 feet to an iron pin (old);
Thence with the westerly line of the Metro Government Property of record in Deed Book 11389, page 299, Register's Office Davidson County, Tennessee,
South 08 Degrees 27 Minutes 51 Seconds West a distance of 949.97 feet to a point; Thence continuing South 09 Degrees 40 Minutes 30 Seconds West a distance of 116.41 feet to a point;
Thence with a new line, severing said Lawlee and Associates, PC property, the following fourteen calls:
North 80 Degrees 19 Minutes 30 Seconds West a distance of 80.00 feet to a point;
Thence South 09 Degrees 40 Minutes 30 Seconds West a distance of 24.00 feet to a point;
Thence North 81 Degrees 32 Minutes 09 Seconds West a distance of 154.42 feet to a point;
Thence South 08 Minutes 27 Minutes 51 Minutes West a distance of 32.29 feet to a point;
Thence North 81 Degrees 32 Minutes 09 Seconds West a distance of 147.05 feet to a point;
Thence South 32 Degrees 34 Minutes 12 Seconds West a distance of 59.92 feet to a point;
Thence South 51 Degrees 31 Minutes 31 Seconds West a distance of 83.32 feet to a point;
Thence South 69 Degrees 28 Minutes 04 Seconds West a distance of 85.79 feet to a point;
Thence South 80 Degrees 05 Minutes 31 Seconds West a distance of 20.01 feet to a point;
Thence North 82 Degrees 47 Minutes 33 Seconds West a distance of 93.44 feet to a point;
Thence North 64 Degrees 26 Minutes 08 Seconds West a distance of 83.32 feet to a point;
Thence North 45 Degrees 28 Minutes 48 Seconds West a distance of 83.32 feet to a point;
Thence North 26 Degrees 31 Minutes 29 Seconds West a distance of 83.32 feet to a point;
Thence North 07 Degrees 34 Minutes 10 Seconds West a distance of 83.32 feet to a point in the easterly line of Lot 110 on the afore-said plan of Harvest Grove, Section One; Thence with the common line of the herein-described tract and said plan of Harvest Grove, Section One, the following five calls:
North 11 Degrees 23 Minutes 10 Seconds East a distance of 83.32 feet to a point;
Thence North 32 Degrees 46 Minutes 23 Seconds East a

distance of 52.90 feet to a point;
Thence North 39 Degrees 24 Minutes 35 Seconds East a distance of 138.71 feet to a point;
Thence North 18 Degrees 31 Minutes 42 Seconds East a distance of 35.37 feet to a point;
Thence North 04 Degrees 20 Minutes 06 Seconds East a distance of 119.77 feet to the point of beginning, containing 26.33 acres, more or less.

Being the same property conveyed to Ole South/Craighead Joint Venture by Special Warranty Deed from Avenue Bank dated April 29, 2014 and recorded April 29, 2014, of record in Instrument No. 20140502-0037446, Register's Office for Davidson County, Tennessee.

Scriveners Affidavit to correct legal description of record in Instrument No. 20140515-0041794, Registers office for Davidson County, Tennessee.

This is (X) UNIMPROVED

() IMPROVED property known as Section 3 Harvest Grove, Antioch, TN 37013.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27 day of March, 2015.

Avenue Bank

By: EA Moats

Its: EVP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **EDWIN ANDREW MOATS** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the **EXECUTIVE VICE PRESIDENT** of **Avenue Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of March, 2015.

Notary Public

My Commission Expires:
March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $369,000.00.

Affiant

Subscribed and sworn to before me this 27 day of March, 2015

Notary Public

My Commission Expires:
March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE