BILL GARRETT, Davidson County
Trans:T20150023938 DEEDWARRSP
Recvd: 04/01/15 13:08 6 pgs
Fees:33.00 Taxes:2775.00
20150401-0028249

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	OWNER:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Justin D. Fingar, Esq. DonovanFingar, LLC 813 Shades Creek Parkway Suite 200 Birmingham, AL 35209	Slate Ridge Holdings, LLC 3650 E. Kemper Road Cincinnati, OH 45241	Slate Ridge Holdings, LLC 3650 E. Kemper Road Cincinnati, OH 45241	A portion of 18100025500

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 31 day of March, 2015, from **LEGG INVESTMENTS – NOLENSVILLE, LLC**, a Delaware limited liability company whose address is 2830 Cahaba Road, Birmingham, Alabama 35223 (hereinafter "Grantor"), to **SLATE RIDGE HOLDINGS, LLC**, an Ohio limited liability company whose address is 3650 E. Kemper Road, Cincinnati, Ohio 45241 (hereinafter "Grantee");

WITNESSETH:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Revision 4, Resubdivision of Lot 5, Mill Creek Towne Centre, of record in Instrument No. 20141223-0117197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to LEGG INVESTMENTS-NOLENSVILLE, LLC, by deed from HOOVER, INC., of record in Instrument No. 20050415-0042173 and by quitclaim deed of record in Instrument No. 20050415-0042174, dated April 6, 2005, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

AND, excepting those liens, easements, encumbrances and exceptions listed in **Exhibit "A"**, attached hereto and incorporated herein by reference, Grantor does hereby covenant with Grantee that title to aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

THE REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK

SIGNATURE PAGE FOLLOWS.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers on this the day and year first above written.

GRANTOR:

LEGG INVESTMENTS – NOLENSVILLE, LLC, a Delaware limited liability company

By: Legg Management, LLC, a Delaware limited liability company
Its: Manager

By: _____
Name: Murray Legg
Title: Manager

By: The Thompson Development Company, Inc., an Alabama corporation
Its: Manager

By: _____
Name: Guy S. Clifton
Title: Vice President

ACKNOWLEDGMENTS

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, Justin D. Fingar, a Notary Public in and for said State and County duly commissioned and qualified, Murray Legg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Legg Management, LLC (the "Constituent"), the Manager of LEGG INVESTMENTS – NOLENSVILLE, LLC (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 25th day of March, 2015.

Justin D. Fingar
Notary Public

My Commission Expires: 10/10/2015

JUSTIN D. FINGAR NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, Kathy R. Stanford, a Notary Public in and for said State and County duly commissioned and qualified, Guy S. Clifton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of The Thompson Development Company, Inc. (the "Constituent"), the Manager of LEGG INVESTMENTS – NOLENSVILLE, LLC (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 25th day of March, 2015.

Kathy R. Stanford
Notary Public

My Commission Expires: May 25, 2015

KATHY R. STANFORD NOTARY PUBLIC ALABAMA STATE AT LARGE

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

GRANTOR/AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of March, 2015.

Notary Public

My Commission Expires:

May 25, 2015

KATHY R. STANFORD NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters as shown on the Plan of record in Instrument No. 20141223-0117197, Instrument No. 20100318-0098330, and Instrument No. 20110602-0042165, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110613-0045171, as amended by Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150401-0028244, said Register's Office.

4. Declaration of Protective Covenants for Mill Creek Towne Center – Phase II, of record in Instrument No. 20091119-0106598, as amended by Amendment to Declaration of Protective Covenants for Mill Creek Towne Center – Phase II of record in Instrument No. 20140502-0037482, and Second Amendment to Declaration of Protective Covenants for Mill Creek Towne Center – Phase II of record in Instrument No. 20150401-0028246, in said Register's Office.

5. Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, as amended by Amendment to Reciprocal Easement Agreement of record in Instrument No. 20091119-0106597, Second Amendment to Reciprocal Easement Agreement of record in Instrument No. 20110613-0045170, Third Amendment to Reciprocal Easement Agreement of record in Instrument No. 20140502-0037483, and Fourth Amendment to Reciprocal Easement Agreement of record in Instrument No. 20150401-0028245, in said Register's Office.

6. Stormwater Detention Agreement of record in Instrument No. 20051114-0136937, in said Register's Office.

7. Transmission Line Easement of record in Book 4424, page 967, in said Register's Office.

8. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150401-0028247, in said Register's Office.

9. Restrictive Covenant of record in Instrument No. 20150401-0028248, in said Register's Office.

10. All matters shown on that survey prepared by R. Scot Cherry, RLS Registration No. 1512,Cherry Land Surveying, Inc., Job No. 14078ALT MHC, dated July 24, 2104, last revised March 19, 2015.