BILL GARRETT, Davidson County
Trans:T20150036147 DEEDWARRSP
Recvd: 05/11/15 10:57 10 pgs
Fees:53.00 Taxes:3330.00
20150511-0042855

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1st day of May, 2015, by and between Orange Cobblestone Holdings, LLC, a Tennessee limited liability with, party of the first part, and Mid-TN Capital, LLC, a Tennessee limited liability company, party of the second part,

**WITNESSETH**: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Goodlettsville, County of Davidson, State of Tennessee:

See attached Exhibit "A" which is incorporated herein by this reference for legal description

Being the same property conveyed to the party of the first part by Successor Trustee's Deed of record at Instrument Number 20150113-0003467 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT

See attached Exhibit "B" for exceptions to title

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

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

Orange Cobblestone Holdings, LLC
a Tennessee limited liability company

By: Sabal Financial Group, L.P.,
Its: Manager

By: _____
Name: R. PATTERSON JACKSON
Title: CHIEF EXECUTIVE OFFICER

**********

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On May 1, 2015, before me, Jaclyn Mary Lanning, Notary Public, personally appeared R. Patterson Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (SEAL)
Signature of Notary Public

JACLYN MARY LANNING
Commission # 2062208
Notary Public - California
Orange County
My Comm. Expires Mar 23, 2018

**********

**(FOR RECORDING DATA ONLY)**

Property Address:
See attached Exhibit "C"
Goodlettsville TN

Property Owner:
Mid-TN Capital, LLC
177 Crescent Drive
Collierville, TN 38017

See attached Exhibit "C"
Ward ___ Block ____Parcel ____

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Mid-TN Capital, LLC
177 Crescent Drive
Collierville, TN 38017

This instrument prepared by:
Alexander S. Vellandi, Atty.
c/o Sabal Financial Group, L.P.
4675 MacArthur Court, 15th Floor
Newport Beach, CA 92660

Return to:
J Philip Jones
2620 Thousand Oaks Blvd., Ste. 4000
Memphis, TN 38118

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 $ 900,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7 day of May, 201_.

Notary Public

My Commission Expires: 2/13/18

MICHELE M. BEYERSDORF
STATE OF TENNESSEE
NOTARY PUBLIC
TIPTON COUNTY

CTIC#_____

RETURN TO:
CHICAGO TITLE INSURANCE CO.
6060 POPLAR AVE-SUITE LL37
MEMPHIS, TN 38119-0916

# 516719

# Exhibit "A"
# Legal Description

**Tract No. I:**

A tract of land situated in the 10th Civil District of Davidson County, Tennessee, being all of the W. F. Meadows property as of record in Deed Book 5140, page 894, record o Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the East line of the Finholt Property, as of record in Deed Book 5835, page 194, Register's Office for Davidson County, Tennessee, at the Northwest corner of the C. D. and W. Property, as of record in Deed Book 6395, page 627, Register's Office for Davidson County, Tennessee, same being the Southwest corner and the point of beginning of the herein described tract, thence with Finholt's line N 17 degrees 37 minutes E. 68.65 feet to an iron pin, thence N 29 degrees 41 minutes E, 140.00 feet to an iron pin in the South line of the Richardson Property, as of record in Deed Book 5888, page 932, Register's Office for Davidson County, Tennessee, thence with Richardson's line N 19 degrees 26 minutes E, 140.00 feet to an iron pin, thence N 12 degrees 56 minutes E, 280.00 feet to an iron pin, thence N 07 degrees 26 minutes E, 140.00 feet to an iron pin, thence S 38 degrees 04 minutes E, 352.00 feet to an iron pin, thence S 45 degrees 33 minutes E, 252.00 feet to an iron pin in the West right-of-way of Louisville and Nashville Railroad, thence with said right- of- way S 06 degrees 55 minutes W, 142.00 feet to an iron pin, thence S.83 degrees 05 minutes E, 25.00 feet to an iron pin, thence S 07 degrees 10 minutes W, 68.81 feet to an iron phi, thence leaving said right-of-way N 83 degrees 53 minutes W, 600.17 feet to the point of beginning

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 8590, PAGE 307, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**Tract No. II:**

**Parcel No. I:**

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit;

1) Beginning at an old iron pin, in the northern margin of Alta Loma Road (being 25 feet from the centerline), the southeast corner of the William Street property of record in Book 2597, page 411, R.O.D.C.T., the southwest corner of this tract, thence along the line with William Street, North 27 deg. 17 min. 57 sec. East, 329.18 feet to an old concrete monument, the southeastern corner of the Tommie H. and Bessie J. Williams property of record in Book 6519, page 390, R.O.D.C.T.,

2) thence along the line with Tommie H. and Bessie J. Williams, North 27 deg. 43 min. 37 sec. East, 48.78 feet to an old concrete monument,

3) thence continuing along the line with Tommie H. and Beanie J. Williams, North 27 deg. 15 min.. 11 sec. East, 393.45 feet to an old iron pin,

4) thence continuing along the line with Tommie H. and Bessie J. Williams, South 84 deg. 11 min. 39 sec. East, 167.72 feet to an old iron pin, in the western line of the Rivergate Properties LLC property of record in Book 9654, page 868, R.O.D.C.T.,

5) thence along the line with Rivergate Properties LLC. South 24 deg. 34 min. 22 sec. West, 50.01 feet to an old iron pin,

6) thence continuing along the line with Rivergate Properties LLC, South 24 deg. 54 min. 12 sec. West, 405.35 feet to an old iron pin, in the northern line of the James Blair property of record in Book 3613, page 589, R.O.D.C.T.,

7) thence along the line with James Blair, North 62 deg. 45 min. 39 sec, West, 65.20 feet to an old iron pin,

8) thence continuing along the line with James Blair, South 27 deg. 19 min. 57 sec. West, 381.31 feet to an old iron pin, in the northern margin of Alta Loma Road (being 25 feet from the centerline),

4) thence continuing across Rivergate Properties LLC, North 89 deg. 40 min. 49 sec. West, 51.53 feet to an old iron pin, in the eastern line of the Review And Herald Publishing Association property of record in Book 8747, page 961, R.O.D.C.T.,

5) thence along the line with Review And Herald Publishing Association, North 24 deg. 34 min. 22 sec. East, 50.01 feet to an old iron pin, the southeast corner of the Tommie H. and Bessie J. Williams property of record in Book 6519, page 390, R.O.D.C.T.,

6) thence along the Line with Tommie H. and Bessie J. Williams, North 25 deg. 17 min. 59 sec. East, 370.24 feet to the beginning.

Parcel No. III:

Certain real property situated in the 10th Civil District of Davidson County Tennessee, and described as follows, to-wit:

1) Beginning at an old iron pin, in the western line of the Rivergate Properties LLC property of record in Book 9654, page 868, R.O.D.C.T., the southeast corner of the Review And Herald Publishing Association property of record in Book 8747, page 961, R.O.D.C.T., the southeast corner of this tract, thence along the line with Review And Herald Publishing Association, North 84 deg. 11 min. 39 sec. West, 102.78 feet to a new iron pin,

2) thence along a new line, North 27 deg. 19 min. 67 sec, East, 253.86 feet to a new iron pin,

3) thence continuing along a new line, along a curve with a radius of 325.00 feet, an arc length of 83.98 feet, and a chord being North 34 deg 44 min. 08 sec, East, 83.75 feet to a new iron pin.

4) thence continuing along a new line, North 42 deg. 05 min. 19 sec. East, 127.69 feet to a new iron pin,

5) thence continuing along a new line, along a curve with a radius of 175.00 feet, an arc length of 76.28 feet, and a chord being North 54 deg. 37 min. 31 sec. East, 75.67 feet to a new iron pin, in the western line of the Review And Herald Publishing Association property of record in Book 8747, page 961, R .O.D.C.T.,

6) thence along the line with Review and Herald Publishing Association, South 25 deg. 14 min. 21 sec. West, 119.90 feet to an old iron pin, the northwest corner of the Rivergate Properties LLC property of record in Book 9554, page 866, R.O.D.C.T.,

7) thence along the line with Rivergate Properties LLC. South 25 deg. 17 min. 59sec. West, 370.24 feet to the beginning.

1) Beginning at an old iron pin, the southwest corner of the Review and Herald Publishing Association property of record in Book 8747, Page 961, R.O.D.C.T., in the eastern line of the Tommie H. and Bessie J. Williams property of record in Book 6519, Page 390, R.O.D.C.T., the northwest corner of the Rivergate Properties LLC property of record in Book 9654, Page 868, R.O.D.C.T., the northwest corner of this easement, thence along the line with Rivergate Properties LLC, S82°40'42"E, 52.57 feet to a point,

2) thence across Rivergate Properties LLC, S25°17'59"W, 386.15 feet to a point,

3) thence continuing across Rivergate Properties LLC, S24°34'23"W, 36.05 feet to a point,

4) thence continuing across Rivergate Properties LLC, N80°40'49"W, 51.83 feet to an old iron pin, in the eastern line of the Review and Herald Publishing Association property of record in Book 8747, Page 961, R.O.D.C.T.,

5) thence along the line with Review and Herald Publishing Association, N24°34'23"E, 50.01 feet to an old iron pin, the southeast corner of the Tommie H. and Bessie J. Williams property of record in Book 6519, Page 390, R.O.D.C.T.,

6) thence along the line with Tommie H. and Bessie J. Williams, N25°17'59"E, 370.24 feet to the beginning, containing 21061 square feet or 0.483 acres, more or less, as surveyed by Burns and Associates, Inc. under Tennessee License No. 1053, dated 07-28-2004.

This 50' wide perpetual ingress/egress easement description is located in Instrument #20060628-0077506, dated 06-28-2006.

Being part of the same property conveyed to DANIEL RIVERGATE, LLC, by deed from TRIPLE S DEVELOPMENT, INC., of record in Instrument No. 20080324-0028987, dated March 21, 2008, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEEDS OF RECORD in Instrument Nos. 20100319-0020942, 20100503-0033583, 20100629-0050567, 20100804-0061281, 20110214-0012558 and 20010520-0038748, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Exibit "B"
Title Exceptions

1. City of Goodlettsville Taxes for the year 2015, liens, but not yet due or payable.

2. Deed Restrictions of record in Book 2271, Page 71 and Book 3870, Page 687, in the Register's Office of Davidson County, TN.

3. Subdivision restrictions, building lines and easements of record in Book 421, Page 44; Book 2330, Page 10 and Instrument No. 20100311-0018694, in the aforesaid Register's Office.

4. Easements of record in Book 2443, Page 558; Book 4362, Pages 966-981; Book 4468, Pages 452-469; Book 7030, Page 404; Book 8590, Pages 304-308; Instrument Nos. 20020215-0019975; 20040819-0100484; 20060628-0077506; 20080612-0060827 and 20140114-003779, in the aforesaid Register's Office.

5. Possible right of Railroad to increase its right-of-way to the full extent of its charter.

Exhibit "C"
Property Address & Parcel Number

| | |
|---|---|
| 100 COBBLESTONE PLACE DR | 034010E00100CO |
| 102 COBBLESTONE PLACE DR | 034010E00200CO |
| 104 COBBLESTONE PLACE DR | 034010E00300CO |
| 106 COBBLESTONE PLACE DR | 034010E00400CO |
| 108 COBBLESTONE PLACE DR | 034010E00500CO |
| 110 COBBLESTONE PLACE DR | 034010E00600CO |
| 112 COBBLESTONE PLACE DR | 034010E00700CO |
| 114 COBBLESTONE PLACE DR | 034010E00800CO |
| 115 COBBLESTONE PLACE DR | 034010E07700CO |
| 117 COBBLESTONE PLACE DR | 034010E07800CO |
| 119 COBBLESTONE PLACE DR | 034010E07900CO |
| 121 COBBLESTONE PLACE DR | 034010E08000CO |
| 123 COBBLESTONE PLACE DR | 034010E08100CO |
| 125 COBBLESTONE PLACE DR | 034010E08200CO |
| 127 COBBLESTONE PLACE DR | 034010E08300CO |
| 129 COBBLESTONE PLACE DR | 034010E08400CO |
| 131 COBBLESTONE PLACE DR | 034010E08500CO |
| 133 COBBLESTONE PLACE DR | 034010E08600CO |
| 135 COBBLESTONE PLACE DR | 034010E08700CO |
| 137 COBBLESTONE PLACE DR | 034010E08800CO |
| 139 COBBLESTONE PLACE DR | 034010E08900CO |
| 141 COBBLESTONE PLACE DR | 034010E09000CO |
| 143 COBBLESTONE PLACE DR | 034010E09100CO |
| 146 COBBLESTONE PLACE DR | 034010E02400CO |
| 148 COBBLESTONE PLACE DR | 034010E02500CO |
| 150 COBBLESTONE PLACE DR | 034010E02600CO |
| 152 COBBLESTONE PLACE DR | 034010E02700CO |
| 154 COBBLESTONE PLACE DR | 034010E02800CO |
| 156 COBBLESTONE PLACE DR | 034010E02900CO |
| 158 COBBLESTONE PLACE DR | 034010E03000CO |
| 160 COBBLESTONE PLACE DR | 034010E03100CO |
| 161 COBBLESTONE PLACE DR | 034010E09200CO |
| 162 COBBLESTONE PLACE DR | 034010E03200CO |
| 163 COBBLESTONE PLACE DR | 034010E09300CO |
| 164 COBBLESTONE PLACE DR | 034010E03300CO |
| 165 COBBLESTONE PLACE DR | 034010E09400CO |
| 166 COBBLESTONE PLACE DR | 034010E03400CO |
| 167 COBBLESTONE PLACE DR | 034010E09500CO |
| 168 COBBLESTONE PLACE DR | 034010E03500CO |
| 169 COBBLESTONE PLACE DR | 034010E09600CO |

| | |
|---|---|
| 170 COBBLESTONE PLACE DR | 034010E03600CO |
| 171 COBBLESTONE PLACE DR | 034010E09700CO |
| 172 COBBLESTONE PLACE DR | 034010E03700CO |
| 173 COBBLESTONE PLACE DR | 034010E09800CO |
| 174 COBBLESTONE PLACE DR | 034010E03800CO |
| 176 COBBLESTONE PLACE DR | 034010E03900CO |
| 178 COBBLESTONE PLACE DR | 034010E04000CO |
| 180 COBBLESTONE PLACE DR | 034010E04100CO |
| 181 COBBLESTONE PLACE DR | 034010E09900CO |
| 182 COBBLESTONE PLACE DR | 034010E04200CO |
| 183 COBBLESTONE PLACE DR | 034010E10000CO |
| 184 COBBLESTONE PLACE DR | 034010E04300CO |
| 185 COBBLESTONE PLACE DR | 034010E10100CO |
| 186 COBBLESTONE PLACE DR | 034010E04400CO |
| 187 COBBLESTONE PLACE DR | 034010E10200CO |
| 188 COBBLESTONE PLACE DR | 034010E04500CO |
| 189 COBBLESTONE PLACE DR | 034010E10300CO |
| 190 COBBLESTONE PLACE DR | 034010E04600CO |
| 191 COBBLESTONE PLACE DR | 034010E10400CO |
| 192 COBBLESTONE PLACE DR | 034010E04700CO |
| 193 COBBLESTONE PLACE DR | 034010E10500CO |
| 194 COBBLESTONE PLACE DR | 034010E04800CO |
| 195 COBBLESTONE PLACE DR | 034010E10600CO |
| 196 COBBLESTONE PLACE DR | 034010E04900CO |
| 198 COBBLESTONE PLACE DR | 034010E05000CO |
| 200 COBBLESTONE PLACE DR | 034010E05100CO |
| 202 COBBLESTONE PLACE DR | 034010E05200CO |
| 250 COBBLESTONE PLACE DR | 034010E05300CO |
| 251 COBBLESTONE PLACE DR | 034010E10700CO |
| 252 COBBLESTONE PLACE DR | 034010E05400CO |
| 253 COBBLESTONE PLACE DR | 034010E10800CO |
| 254 COBBLESTONE PLACE DR | 034010E05500CO |
| 255 COBBLESTONE PLACE DR | 034010E10900CO |
| 256 COBBLESTONE PLACE DR | 034010E05600CO |
| 257 COBBLESTONE PLACE DR | 034010E11000CO |
| 258 COBBLESTONE PLACE DR | 034010E05700CO |
| 259 COBBLESTONE PLACE DR | 034010E11100CO |
| 260 COBBLESTONE PLACE DR | 034010E05800CO |
| 261 COBBLESTONE PLACE DR | 034010E11200CO |
| 262 COBBLESTONE PLACE DR | 034010E05900CO |
| 263 COBBLESTONE PLACE DR | 034010E11300CO |
| 264 COBBLESTONE PLACE DR | 034010E06000CO |
| 265 COBBLESTONE PLACE DR | 034010E11400CO |

| | |
|---|---|
| 266 COBBLESTONE PLACE DR | 034010E06100CO |
| 267 COBBLESTONE PLACE DR | 034010E11500CO |
| 268 COBBLESTONE PLACE DR | 034010E06200CO |
| 269 COBBLESTONE PLACE DR | 034010E11600CO |
| 270 COBBLESTONE PLACE DR | 034010E06300CO |
| 271 COBBLESTONE PLACE DR | 034010E11700CO |
| 272 COBBLESTONE PLACE DR | 034010E06400CO |
| 273 COBBLESTONE PLACE DR | 034010E11800CO |
| 274 COBBLESTONE PLACE DR | 034010E06500CO |
| 275 COBBLESTONE PLACE DR | 034010E11900CO |
| 276 COBBLESTONE PLACE DR | 034010E06600CO |
| 277 COBBLESTONE PLACE DR | 034010E12000CO |
| 278 COBBLESTONE PLACE DR | 034010E06700CO |
| 279 COBBLESTONE PLACE DR | 034010E12100CO |
| 280 COBBLESTONE PLACE DR | 034010E06800CO |
| 281 COBBLESTONE PLACE DR | 034010E12200CO |
| 282 COBBLESTONE PLACE DR | 034010E06900CO |
| 284 COBBLESTONE PLACE DR | 034010E07000CO |
| 286 COBBLESTONE PLACE DR | 034010E07100CO |
| 288 COBBLESTONE PLACE DR | 034010E07200CO |
| 290 COBBLESTONE PLACE DR | 034010E07300CO |
| 292 COBBLESTONE PLACE DR | 034010E07400CO |
| 294 COBBLESTONE PLACE DR | 034010E07500CO |
| 296 COBBLESTONE PLACE DR | 034010E07600CO |
| 116 COBBLESTONE PLACE DR | 034010E00900CO |
| 144 COBBLESTONE PLACE DR | 034010E02300CO |
| 130 COBBLESTONE PLACE DR | 034010E01600CO |
| 132 COBBLESTONE PLACE DR | 034010E01700CO |
| 134 COBBLESTONE PLACE DR | 034010E01800CO |
| 136 COBBLESTONE PLACE DR | 034010E01900CO |
| 138 COBBLESTONE PLACE DR | 034010E02000CO |
| 140 COBBLESTONE PLACE DR | 034010E02100CO |
| 142 COBBLESTONE PLACE DR | 034010E02200CO |