(2)

BOX 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th *DAY OF* MAY, *2015.*

Notary Public

My commission expires:

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

Name and Address of New Owner:

Rivendell Townhouse Partners
421 East Iris Drive, Suite 300
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20150036523 DEEDWARRSP
Recvd: 05/12/15 09:33 4 pgs
Fees:23.00 Taxes:2664.00
20150512-0043291

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
Unit No. 3, Rivendell Woods, Phase Three	174-1-B-003 CO
Unit No. 5, Rivendell Woods, Phase Three	174-1-B-005 CO
Unit No. 7, Rivendell Woods, Phase Three	174-1-B-007 CO
Unit No. 8, Rivendell Woods, Phase Three	174-1-B-008 CO
Unit No. 9, Rivendell Woods, Phase Three	174-1-B -009 CO
Unit No. 10, Rivendell Woods, Phase Three	174-1-B-010 CO
Unit No. 11, Rivendell Woods, Phase Three	174-1-B-011 CO
Unit No. 12, Rivendell Woods, Phase Three	174-1-B-012 CO
Antioch, Tennessee	

28500

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John D. Floyd**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Rivendell Townhouse Partners,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Units 3, 5, 7, 8, 9, 10, 11 and 12, together with the appurtenant interest in the common elements of Rivendell Woods, Phase Three, a Horizontal Property Regime, as established by the Declaration of Covenants, Conditions and Restrictions and Master Deed of record as Instrument No. 20081021-0105622 as amended by Instrument No. 20110317-0021156; Instrument No. 20131113-0117434; Instrument No. 20140422-0033780; Instrument No. 20140627-0056696 and Instrument No. 20150311-0021001 as corrected by Scrivener's Affidavit as Instrument No. 20150501-0039484, Register's Office for Davidson County, Tennessee. Said Units being shown as part of Exhibit "D" of said Declaration, as amended.
>
> Being the same property conveyed to John D. Floyd aka John Floyd by quitclaim deed from Angela Renee Floyd of record as Instrument No. 20120824-0076408 in said Register's Office. Also being the same property conveyed to John D. Floyd by deeds from Ole South Properties, Inc., a Tennessee corporation, of record as Instrument No. 20120718-0062969; Instrument No. 20120718-0062972 and property conveyed to John Floyd by quitclaim deed from Ole South Properties, Inc., a Tennessee corporation, of record as Instrument No. 20110912-0070763 in said Register's Office. Also being the same property conveyed to John D. Floyd by Deed of Correction from Ole South Properties, Inc. of record as Instrument No. 20150512-0043290 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County property taxes for the year 2015 which have been prorated between the parties and assumed by Grantee.

2. Matters shown on plan of record in Instrument No. 20140814-0073582, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions and Master Deed for Rivendell Woods, Phase Three, including, but not limited to, easement assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081021-0105622, amended in Instrument No. 20110317-0021156; Instrument No. 20131113-0117434; Instrument No. 20140422-0033780; Instrument No. 20140627-

0056696 and Instrument No. 20150311-0021001, as corrected by Scrivener's Affidavit record as Instrument No. 20150501-0039484, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20070522-0061016, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20130918-0098477, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 20031104-0161896 and In Instrument No. 20070430-0050843, Register's Office for Davidson County, Tennessee.

7. Right-of-Way Agreement to Columbia Gulf Transmission Company of record in Book 4215, page 632, Register's Office for Davidson County, Tennessee.

8. A 150-foot TVA Right-of-Way as set forth in the Quitclaim Deed of record in Instrument No. 20040702-0079200, Register's Office for Davidson County, Tennessee.

9. Order of Possession granted to Piedmont Natural Gas Company, Inc., of record as Instrument No. 20130130-0009636, Register's Office for Davidson County, Tennessee. Assignment of Easement of record as Instrument No. 20130520-0050613, Register's Office for Davidson County, Tennessee.

10. Easements set forth in the Consent Judgment and Final Decree of record as Instrument No. 20140714-0061726 and Instrument No. 20140919-0086248, said Register's Office.

11. Grant of Easement to Comcast of Nashville I of record as Instrument No. 20150211-0012555, said Register's Office.

12. Order of Possession granted to Piedmont National Gas Company, of record as Instrument No. 20130130-0009637, said Register's Office.

13. Annual Assessments, Special Assessments, Working Capital Assessments and Transfer Fee as set forth in the Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Rivendell Woods, Phase Three of record in Instrument No. 20081021-0105622, said Register's Office.

14. Easements as set forth in the Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Rivendell Woods, Phase Three of record as Instrument No. 20081021-0105622, said Register's Office.

15. Exterior Maintenance Assessments as set forth in the Amendment to the Declaration of Covenants, Conditions and Restrictions for Rivendell Woods, Phase Three of record as Instrument No. 20110317-0021156, said Register's Office.

16. Agreement for Grant of Easement for Conservation Greenway of record as Instrument No. 20131022-0110208, said Register's Office.

17. Subject to the rights of others in and to the common areas.

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused his name to be signed hereto on this the 11th day of May, 2015.

John D. Floyd, President

STATE OF TENNESSEE]
]
COUNTY OF Davidson]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John D. Floyd,** the bargainor, 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.

WITNESS my hand and official seal of office, this 11th day of May, 2015.

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

F:\DAB\William R. Hostettler\Rivendell Townhouse\Special Warranty Deed - Floyd (8 Units).doc