6

Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
(615) 256-9999

File No. 28500SP

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

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 09:39 9 pgs
Fees:48.00 Taxes:3330.00
20150512-0043295

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
Unit No. 23, Rivendell Woods, Phase Three	174-1-B-023 CO
Unit No. 24, Rivendell Woods, Phase Three	174-1-B-024 CO
Unit No. 25, Rivendell Woods, Phase Three	174-1-B-025 CO
Unit No. 26, Rivendell Woods, Phase Three	174-1-B-026 CO
Unit No. 27, Rivendell Woods, Phase Three	174-1-B-027 CO
Unit No. 28, Rivendell Woods, Phase Three	174-1-B-028 CO
Unit No. 29, Rivendell Woods, Phase Three	174-1-B-029 CO
Unit No. 30, Rivendell Woods, Phase Three	174-1-B-030 CO
Unit No. 31, Rivendell Woods, Phase Three	174-1-B-031 CO

28500

Street Address of Subject Property:	**Map and Parcel:**
Unit No. 32, Rivendell Woods, Phase Three	174-1-B-032 CO
Unit No. 33, Rivendell Woods, Phase Three	174-1-B-033 CO
Unit No. 34, Rivendell Woods, Phase Three	174-1-B-034 CO
Unit No. 35, Rivendell Woods, Phase Three	174-1-B-035 CO
Unit No. 36, Rivendell Woods, Phase Three	174-1-B-036 CO
Unit No. 37, Rivendell Woods, Phase Three	174-1-B-037 CO
Unit No. 38, Rivendell Woods, Phase Three	174-1-B-038 CO
Unit No. 39, Rivendell Woods, Phase Three	174-1-B-039 CO
Unit No. 40, Rivendell Woods, Phase Three	174-1-B-040 CO
Unit No. 41, Rivendell Woods, Phase Three	174-1-B-041 CO
Unit No. 42, Rivendell Woods, Phase Three	174-1-B-042 CO
Unit No. 43, Rivendell Woods, Phase Three	174-1-B-043 CO
Unit No. 44, Rivendell Woods, Phase Three	174-1-B-044 CO
Unit No. 45, Rivendell Woods, Phase Three	174-1-B-045 CO
Unit No. 46, Rivendell Woods, Phase Three	174-1-B-046 CO
Unit No. 47, Rivendell Woods, Phase Three	174-1-B-047 CO
Unit No. 48, Rivendell Woods, Phase Three	174-1-B-048 CO
Unit No. 49, Rivendell Woods, Phase Three	174-1-B-049 CO
Unit No. 50, Rivendell Woods, Phase Three	174-1-B-050 CO
Unit No. 51, Rivendell Woods, Phase Three	174-1-B-051 CO
Unit No. 52, Rivendell Woods, Phase Three	174-1-B-052 CO
Unit No. 53, Rivendell Woods, Phase Three	174-1-B-053 CO
Unit No. 54, Rivendell Woods, Phase Three	174-1-B-054 CO
Unit No. 55, Rivendell Woods, Phase Three	174-1-B-055 CO
Unit No. 56, Rivendell Woods, Phase Three	174-1-B-056 CO
Unit No. 57, Rivendell Woods, Phase Three	174-1-B-057 CO
Unit No. 58, Rivendell Woods, Phase Three	174-1-B-058 CO
Unit No. 59, Rivendell Woods, Phase Three	174-1-B-059 CO
Unit No. 77, Rivendell Woods, Phase Three	174-1-B-077 CO
Unit No. 78, Rivendell Woods, Phase Three	174-1-B-078 CO
Unit No. 79, Rivendell Woods, Phase Three	174-1-B-079 CO
Unit No. 80, Rivendell Woods, Phase Three	174-1-B-080 CO
Unit No. 81, Rivendell Woods, Phase Three	174-1-B-081 CO
Unit No. 82, Rivendell Woods, Phase Three	174-1-B-082 CO
Unit No. 83, Rivendell Woods, Phase Three	174-1-B-083 CO
Unit No. 84, Rivendell Woods, Phase Three	174-1-B-084 CO
Unit No. 85, Rivendell Woods, Phase Three	174-1-B-085 CO
Unit No. 86, Rivendell Woods, Phase Three	174-1-B-086 CO
Unit No. 87, Rivendell Woods, Phase Three	174-1-B-087 CO
Unit No. 88, Rivendell Woods, Phase Three	174-1-B-088 CO
Unit No. 89, Rivendell Woods, Phase Three	174-1-B-089 CO

Street Address of Subject Property:	**Map and Parcel:**
Unit No. 90, Rivendell Woods, Phase Three	174-1-B-090 CO
Unit No. 91, Rivendell Woods, Phase Three	174-1-B-091 CO
Unit No. 92, Rivendell Woods, Phase Three	174-1-B-092 CO
Unit No. 93, Rivendell Woods, Phase Three	174-1-B-093 CO
Unit No. 94, Rivendell Woods, Phase Three	174-1-B-094 CO
Unit No. 95, Rivendell Woods, Phase Three	174-1-B-095 CO
Unit No. 96, Rivendell Woods, Phase Three	174-1-B-096 CO
Unit No. 97, Rivendell Woods, Phase Three	174-1-B-097 CO
Unit No. 98, Rivendell Woods, Phase Three	174-1-B-098 CO
Unit No. 99, Rivendell Woods, Phase Three	174-1-B-099 CO
Common Area	174-1-B-900 CO
Common Area	174-1-B-901 CO
Antioch, TN	

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, **Rivendell, LLC,** a Tennessee limited liability company, 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 on Exhibit "A" attached hereto.

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 it 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 itself, its successors 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 its name to be signed hereto by its duly authorized officer on this the 11th day of May, 2015.

Rivendell, LLC, a Tennessee limited liability company

By: _____
John D. Floyd, Chief Manager

STATE OF TENNESSEE]
]
COUNTY OF Davidson]

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, John D. Floyd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Rivendell, LLC, a Tennessee limited liability company, the within named 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 its hand and official seal of office, this 11th day of May, 2015.

_____
NOTARY PUBLIC

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

My commission expires:

EXHIBIT "A"

PROPERTY DESCRIPTION – LOT 1, RIVENDELL WOODS, PHASE 3
Commencing at an iron rod situated in the easterly margin of Hickory Park Drive, said point also being the southwest comer of Lot 70-A-B on the plat of Hickory Park Villas, Section 2 of record in Plat Book 6250, Page 465, R.O.D.C., TN.;

Thence, along said road, S 83°13'20" E, a distance of 5.22 feet to the point of beginning of the herein described tract of land;

Thence, leaving said road, S 83°13'20" E, a distance of 1284.80 feet to a point situated in the centerline of a branch;

Thence, along said branch, S 25°53'00" W, a distance of 28.99 feet to a point;

Thence, along said branch, S 47°13'38" W, a distance of 53.47 feet to a point;

Thence, along said branch, S 51°42' I 7" W, a distance of 90.85 feet to a point;

Thence, along said branch, S 23°04'05" W, a distance of 48.83 feet to a point situated in the northerly margin of Old Forest Road;

Thence, along said road, N 68°02'45" W, a distance of 77.64 feet to an iron rod;

Thence, along said road, along a curve to the left, having a central angle of 17°13'46", a radius of 325.00 feet, a tangent of 49.24 feet, a length of 97.73 feet, and having a chord which bears N 76°39'38" W, a distance of 97.36 feet to an iron rod;

Thence, along said road, N 85°16'31" W, a distance of 694.39 feet to an iron rod;

Thence, along said road, along a curve to the left, having central angle of 25°07'06", a radius of 325.00 feet, a tangent of 72.40 feet, a length of 142.48 feet, and having a chord which bears S 82°09'56" W, a distance of 141.34 feet to an iron rod;

Thence, along said road, S 69°36'23" W, a distance of 34.04 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 90°00'02", a radius of 13.50 feet, a tangent of 13.50 feet, a length of 21.21 feet, and having a chord which bears N 65°23'36" W, a distance of 19.09 feet to an iron rod situated in the easterly margin of Hickory Park Drive;

Thence, along said road, N 20°23 '37" W, a distance of 245.11 feet to the point of beginning and containing 196,979.25 square feet or 4.52 acres of land.

Being a portion of the same property conveyed to Rivendell, LLC of record in Instrument No. 20060717- 0085867 in the Register's Office for Davidson County, Tennessee.

PROPERTY DESCRIPTION – Lot 2, RIVENDELL WOODS, PHASE 3
Beginning at an iron rod situated in the easterly margin of Hickory Park Drive, said point also being the northwest corner of the Open Space on the plat of Rivendell Woods, Phase I, Section 1, First Amendment of record in Instrument No. 20070329--0037618, R.O.D.C., TN.;

Thence, along said road, along a curve to the left, having a central angle of 12°47'36", a radius of 630.00 feet, a tangent of 70.63 feet, a length of 140.67 feet, and having a chord which bears N 13°59'49" W, a distance of 140.38 feet to an iron rod;

Thence, along said road, N 20°23'37" W, a distance of 255.72 feet to an iron rod;

Thence, along a said road, along a curve to the right, having a central angle of 90°00'00", a radius of 13.50 feet, a tangent of 13.50 feet, a length of 21.21 feet, and having a chord which bears N 24°36'23" E, a length of 19.09 feet to an iron rod situated in the southerly margin of Old Forest Road;

Thence, along said road, N 69°36'23" E, a distance of 34.04 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 25°07'06, a radius of 275.00 feet, a tangent of 61.26 feet, a length of 120.56 feet, and having a chord which bears N 82°09'56" E, a distance of 119.60 feet to an iron rod;

Thence, along said road, S 85°16'31" E, a distance of 694.39 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 17°13'46", a radius of 275.00 feet, a tangent of 41.66 feet, a length of.82.70 feet and having a chord which bears S 76°39'38" E, a distance of 82.38 feet to an iron rod;

Thence, along said road, S 68°02'45" E, a distance of 76.67 feet to a point situated in the centerline of a branch;

Thence, along said branch, S 23°04'05" W, a distance of 33.28 feet to a point;

Thence, along said branch, S 51°22' 19" W, a distance of 81.03 feet to a point;

Thence, along said branch, S 34°21'22" W, a distance of 84.69 feet to a point;

Thence, along said branch, S 51°48'34" W, a distance of 93.93 feet to a point;

Thence, along said branch, S 57°25'34" W, a distance of 96.53 feet to a point;

Thence, along said branch, S 54°55'2" W, a distance of 99.64 feet to a point;

Thence, leaving said branch, N 26°26' 50" W, a distance of 58.41 feet to an iron rod;

Thence, S 68°20'56" W, a distance of 62.64 feet to an iron rod;

Thence, S 75°54'47" W, a distance of 67.71 feet to an iron rod;

Thence, N 89°39'08" W, a distance of 73.32 feet to an iron rod;

Thence, N 77°14'02" W, a distance of 49.09 feet to an iron rod;

Thence, N 64°48'56" W, a distance of 73.32 feet to an iron rod;

Thence, N 52°52'31" W, a distance of 118.74 feet to an iron rod;

Thence, S 14°09'45" E, a distance of 56.49 feet to an iron rod;

Thence, S 09°47'16" E, a distance of 56.49 feet to an iron rod;

Thence, S 82°23'59" W, a distance of 110.00 feet to the point of beginning and containing 299,212.98 square feet or 6.87 acres of land.

Being a portion of the same property conveyed to Rivendell, LLC of record in Instrument No. 20060717-0085867 in the Register's Office for Davidson County, Tennessee.

Included in the above description of Lots 1 and 2 of Rivendell Woods, Phase Three, but **specifically excluded** from this conveyance are the following Units:

Land in Davidson County, Tennessee, being Units 1 through 22 and 60 through 76, inclusive, 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 recorded 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 Thelma Bowlen, unmarried, by Deed from Ole South Properties, Inc., a Tennessee corporation, of record as Instrument No. 20100406-0025464 (Unit 1); being the same property conveyed to Arnold A. Hook, an unmarried man, by Deed from Ole South Properties, Inc., a Tennessee corporation, of record as Instrument No. 20100414-0027996 (Unit 2); being the same property conveyed to John D. Floyd from Ole South Properties, Inc., a Tennessee corporation, by Warranty Deed of record as Instrument No. 20120718-0062969 (as to Unit 3); being the same property conveyed to Shonte Green, a single person, by Deed from Ole South Properties, Inc., a

Tennessee corporation, of record as Instrument No. 20100707-0053271 (Unit 4); being the same property conveyed to John D. Floyd from Ole South Properties, Inc., a Tennessee corporation, by Warranty Deed of record as Instrument No. 20120718-0062972 (as to Unit 5); being the same property conveyed to Danetta Mitchell, unmarried by Deed from Ole South Properties, Inc., a Tennessee corporation, of record as Instrument No. 20100601-0041966 (Unit 6); being the same property conveyed to John D. Floyd aka John Floyd by Deeds of record as Instrument No. 20120824-0076408 and Instrument No. 20110912-0070763 (as to Units 7, 8, 9, 10, 11 and 12); being the same property conveyed to Ole South Properties, Inc., a Tennessee corporation from Rivendell, LLC, a Tennessee limited liability company, by Quitclaim Deed of record as Instrument No. 20131122-0120454, Instrument No. 20131231-0131273 and Instrument No. 20140627-0056697 (as to Units 13 thru 22 and 60 thru 64, inclusive); and being the same property conveyed to Ole South Properties, Inc. by Quitclaim Deed from Rivendell, LLC, a Tennessee limited liability company of record as Instrument No. 20150311-002100 (as to Units 65 thru 76, inclusive), all in the Register's Office for Davidson County, Tennessee.

Also described as the follows:

Land in Davidson County, Tennessee, being Units 23 through 59 and Units 77 through 99, inclusive, 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 recorded 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 part of the same property conveyed to Rivendell, LLC by quitclaim deed from Ole South Properties, Inc. of record as Instrument No. 20060717-0085867 in said Register's Office.