THIS INSTRUMENT PREPARED BY:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20150036868 DEEDWARRSP
Recvd: 05/13/15 08:25 4 pgs
Fees:23.00 Taxes:2257.00
20150513-0043661

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Ashraf W. Mannan Mecheal A. Faltas 202 Claredon Circle Franklin, TN 37069	Ashraf W. Mannan Mecheal A. Faltas 202 Claredon Circle Franklin, TN 37069	See Exhibit B

FOR AND IN CONSIDERATION OF THE SUM OF **Ten Dollars ($10.00)** cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AR Phase II, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold and hereby transfers and conveys to **Ashraf W. Mannan and Mecheal A. Faltas** (collectively "Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 333, 334, 335, 336, 337, 338, 339, 341, 343, 345, 347, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 391, 393, and 395 of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AR Phase II, LLC, a Tennessee limited liability company, by Warranty Deed, from BancorpSouth Bank, of record on 09/24/2012, at Instrument No. 20120924-0086419, Davidson County Register of Deeds.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, and assigns, forever; and Grantor does covenant with

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, except as shown on Exhibit A attached hereto; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 8th day of May, 2015.

AR Phase II, LLC

By: _____
C. Palmer Pillans, Authorized Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, C. Palmer Pillans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Officer of AR Phase II, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Officer, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Authorized Officer of AR Phase II, LLC.

Witness my hand, at office, this 8th day of May, 2015.

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jean P. Shearer
Notary Public

My commission expires: 7-3-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $610,000.00 and no other monetary consideration.

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
AFFIANT

Subscribed and sworn to before me, this 8th day of May, 2015.

Jean P. Shearer
NOTARY PUBLIC

My Commission Expires: 7-3-17

EXHIBIT A
Permitted Exceptions

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

2. Matters shown on the Plan of record as Instrument No. 20080108-0002295, said Register's Office.

3. Master Deed and By-Laws for Autumn Ridge Townhomes a Horizontal Property Regime (with Private Elements) of record as Instrument No. 20060404-0038533, amended as Instrument No. 20060419-0045063, Second Amendment to Master Deed and By-Laws of record as Instrument No. 20061115-0141803 and Third Amendment to Master Deed and By-Laws of record as Instrument No. 20080108-0002295, Third Amendment Corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, said Register's Office.

4. Temporary Construction Easement for Nashville of record in Book 9392, page 520 and Book 9340, page 316, said Register's Office.

5. Storm Water Detention Agreement Easement to Nashville of record as Instrument Nos. 20050414-0041609 and 20070723-0087024, said Register's Office.

6. Sanitary Sewer/Water and/or Storm Drainage Easement to Nashville of record as Instrument Nos. 20040910-0109391, 20050509-0052192, 20050509-0052194 and 20050509-0052195, said Register's Office.

EXHIBIT B
Map-Parcel Nos.

163-02-0C-300.00, 302.00, 304.00, 306.00, 308.00, 310.00, 312.00, 314.00, 316.00, 318.00, 320.00, 322.00, 324.00, 326.00, 328.00, 330.00, 332.00, 333.00, 334.00, 335.00, 336.00, 337.00, 338.00, 339.00, 341.00, 343.00, 345.00, 347.00, 349.00, 350.00, 351.00, 352.00, 353.00, 354.00, 355.00, 356.00, 357.00, 358.00, 359.00, 360.00, 361.00, 362.00, 363.00, 364.00, 365.00, 366.00, 367.00, 36.008, 369.00, 370.00, 371.00, 372.00, 373.00, 374.00, 375.00, 376.00, 377.00, 378.00, 379.00, 380.00, 381.00, 382.00, 383.00, 384.00, 385.00, 386.00, 387.00, 388.00, 389.00, 391.00, 393.00, and 395.00.