BILL GARRETT, Davidson County
Trans:T20150042218 DEEDWARRSP
Recvd: 06/01/15 09:53 5 pgs
Fees:28.00 Taxes:24235.00
20150601-0050229

This Instrument Prepared By:
S. Carter Clements
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

From: RIVER RETREAT II, LTD., a Tennessee limited partnership, Grantor

Map-Parcel Number: 05200005200

To: HIGHMARK RIVER RETREAT, L.P., a Tennessee limited partnership, Grantee

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Address New Owner:

Highmark River Retreat, L.P.
144 2nd Avenue N, Suite 400
Nashville, Tennessee 37201

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is SIX MILLION FIVE HUNDRED FIFTY THOUSAND and No/100 Dollars ($6,550,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of May, 2015.

Notary Public

My Commission Expires: 11-5-18

KATIE LIMBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, RIVER RETREAT II, LTD., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto HIGHMARK RIVER RETREAT, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 800 Cheyenne Blvd., Madison, Davidson County, Tennessee 37115.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

Witness my hand this 20th day of May, 2015.

RIVER RETREAT II, LTD.,
a Tennessee limited partnership

By: The Equity Group, Inc.
Its: General Partner

By: _____
Name: H. E. McLaughlin, Jr.
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Iva J. Binkley, a Notary Public of said County and State, personally appeared H. E. MCLAUGHLIN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of The Equity Group, Inc., the general partner of RIVER RETREAT II, LTD., a Tennessee limited partnership, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and seal, at Office in aforesaid county and state this 20th day of May, 2015.

_____
Notary Public

My Commission Expires: 4-24-17

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

EXHIBIT A
PROPERTY DESCRIPTION

Land lying in the 2nd (formerly the 11th) Civil District, Davidson County, Tennessee, being known as Driftwood Bend and described according to a survey by McConnell Engineering, dated 8/20/85 as follows:

Beginning at a new concrete monument on the northerly right-of-way (60') of Cheyenne Boulevard, approximately 465 feet southeast of the intersection of Cheyenne and Manzano Road, said point being the southeast corner of River Retreat as recorded in Book 6250, Page 238, R.O.D.C., Tennessee, and also being the southwest corner of the herein described tract; thence coincident with the southeasterly line of said River Retreat, N 46° 19' 42" E 799.96 feet to an old iron rod, being a corner of the Logan A. Boggs and William G. Steele, Jr. property, recorded in Book 5411, Page 834, R.O.D.C., Tennessee; thence along the most southeasterly line of said Boggs property, N 88° 30' 00" E 542.00 feet (passing a new iron rod, a witness point, at 482.00 feet) to the low water line in the Cumberland River; thence S 32° 30' 00" E 809.95 feet to a point in said low water line; thence leaving said river, and adjacent to a fence line, N 88° 10' 18" W 101.97 feet to a new iron rod (passing a new iron rod by a 16 inch maple at 37.50 feet); thence continuing adjacent to said fence line, N 84° 15' 07" W 377.81 feet to a new iron rod at fence break, thence S 88° 32' 39" W 244.19 feet to a new iron rod in the fence, being S 37° 08' 37" W 4.71 feet from an old iron rod; thence S 37° 08' 37" W 150.19 feet to an old poured concrete monument being the southwest corner of Cumberland View Towers, recorded in Book 5345, Page 662, R.O.D.C., Tennessee, said monument being on the aforementioned right-of-way of Cheyenne Blvd.; thence along said right-of-way, around a 830.00 feet radius curve, which chord bears N 70° 13' 06" W 247.36 feet, a length of 248.29 feet to the end of curve; thence N 77° 01' 00" W 523.62 feet to the point of beginning, containing 16.20 acres.

BEING THE SAME PROPERTY CONVEYED TO RIVER RETREAT II, LTD., A TENNESSEE LIMITED PARTNERSHIP BY DEED FROM DRIVER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF CARSON C. DRIVER, JR. AND DRIVER-ELLIS BRANDYWINE TRUST OF RECORD IN BOOK 7052, PAGE 661, DATED NOVEMBER 26, 1986, AND IN BOOK 7073, PAGE 373, DATED DECEMBER 17, 1986, AND BY QUITCLAIM DEED IN BOOK 7073, PAGE 384, DATED DECEMBER 17, 1986, SAID REGISTER'S OFFICE. FOR FURTHER REFERENCE, SEE DEED WAIVING CONDOMINIUM REGIME OF RECORD IN INSTRUMENT NO. 20011226-0141630, DATED DECEMBER 26, 2001, SAID REGISTER'S OFFICE.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Matters shown on the Plan of record in Book 6250, Page 761, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3569, Page 87, and in Book 8425, Page 400, said Register's Office.

4. Easement for water and sewer lines of record in Book 6581, Page 805, said Register's Office.

5. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050046, said Register's Office.

6. Flowage Easement of record in Book 2249, Page 421, said Register's Office.