BILL GARRETT, Davidson County
Trans:T20150048616 DEEDWARRSP
Recvd: 06/18/15 11:24 5 pgs
Fees:28.00 Taxes:1757.50
20150618-0058209

This Instrument prepared by:
Kimberly H. Bryant, Esq.
Dickinson Wright PLLC
300 West Vine Street, Suite 1700
Lexington, Kentucky 40507

SPECIAL WARRANTY DEED

FROM: M&A EDGE O' LAKE, LLC, a Delaware limited liability company, Grantor

TO: RICHLAND SOUTH, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Richland South, LLC 749 Duncan Court Brentwood, TN 37027	Same as Owner	149-00-0-387.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($475,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of June, 2015.

Notary Public
My Commission Expires:

WILLIAM W. BURTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2016

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, M&A EDGE O'LAKE, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents

does transfer and convey unto **RICHLAND SOUTH, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, that 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 2411 Edge O' Lake Drive, Antioch, Davidson County, Tennessee.

This conveyance is expressly made subject to all matters 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"**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this the 15th day of June, 2015.

GRANTOR:

M&A EDGE O' LAKE, LLC, a
Delaware limited liability company

By: _____
Royce G. Pulliam, Manager

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Royce G. Pulliam, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Manager of M&A EDGE O' LAKE, LLC, the within named Grantor, a Delaware limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of M&A Edge O' Lake, LLC by himself as such Manager.

Witness my hand and official seal at office, this the 15th day of June, 2015.

_____
Notary Public, Kentucky
State at Large
My Commission Expires: 11-6-2017
Notary ID: 499093

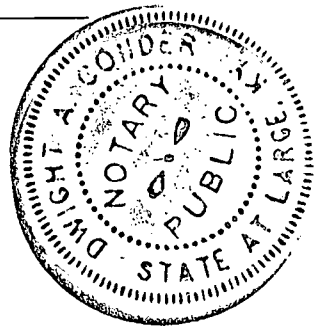


EXHIBIT "A"

PROPERTY DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot N. 5B, as shown on the Plat entitled Re-Subdivision of Lot 5 of K-Mart Corporation 2 Lot Minor Plat, of record at Instrument No. 20131104-0114130, Register's Office for said County, Tennessee, as corrected by Surveyor's Certificate of Correction recorded at Instrument No. 20140116-0004521, Register's Office for Davidson County, Tennessee, and to which plat reference is hereby made for a more complete description of subject property.

Being a portion of the same property conveyed to M&A Edge O'Lake, LLC, a Delaware limited liability company, by Quitclaim Deed of record at Instrument No. 20051230-0157020, Register's Office for Davidson County, Tennessee.

Tract 2:

Together with those appurtenant easement set out in the Easement Agreement of record in Book 8319, Page 761; Declaration of Easements, Restrictions and Operating Agreements of record in Book 8451, Page 495, as amended by First Amendment to Declaration of Easements, Restrictions and Operating Agreements of record at Instrument No. 20011231-0145083; and Development and Operation Agreement of record in Book 8451, Page 516, all in Register's Office for Davidson County, Tennessee.

Property Address; 2411 Edge O' Lake, Antioch, Davidson County, Tennessee 37013

Tax Map ID: 149-00-0-387.00

EXHIBIT B

ENCUMBRANCES

1. Ad valorem real property taxes for the year 2015 and beyond, a lien not yet due and payable.

2. Plan of Record at Instrument No. 20131104-0114130, Register's Office for Davidson County, Tennessee.

3. Clearance Permit to Southern Bell Telephone and Telegraph Company, of record in Book 1104, Page 598, aforesaid records.

4. Storm Water Detention Agreement to Metropolitan Government of Nashville and Davidson County, of record in Book 8309, Page 244, aforesaid records.

5. Declaration of Easements, Restrictions and Operating Agreements of record in Book 8451, Page 495, aforesaid records, as amended pursuant to First Amendment to Declaration of Easements, Restrictions and Operating Agreements of record at Instrument No. 20011231-0145083, aforesaid records.

6. Development and Operation Agreement, recorded in Bok 8451, Page 516, aforesaid records.

7. Development and Operation Agreement of record at Instrument No. 200003220028992, aforesaid records.

8. Development and Operation Agreement of record at Instrument No. 20011231-0145082, aforesaid records.