BILL GARRETT, Davidson County
Trans:T20150052987 DEEDWARRSP
Recvd: 07/01/15 10:45 4 pgs
Fees:23.00 Taxes:26177.50
20150701-0063598

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,075,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2015.

Notary Public

My commission expires:

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Alan F. Bachrach 400 Wayside Court Nashville, Tennessee 37206	Same	Map 33, Parcel 236 Map 33, Parcel 258

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PC Greens, LLC, a Utah limited liability company ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto Alan F. Bachrach ("GRANTEE"), his successors, heirs, and assigns, certain land in Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address: 200 Dry Creek Lane, Goodlettsville, Tennessee 37072

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, his successors, heirs, and assigns, forever. GRANTOR covenants 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 except for matters of record, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its heirs, successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, his successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS GRANTOR'S hand this 25 day of June, 2015.

PC Greens, LLC, a Utah limited liability company

By: PCJ Holdings, LLC, a Utah limited liability company, its Manager

By: _____
Jamie Dunn, Manager

STATE OF UTAH
COUNTY OF UTAH

Before me, Jannette Sorenson, a notary public of the state and county aforementioned, personally appeared Jamie Dunn, 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 Manager of the Manager of PC Greens, LLC, the within-named bargainor, a limited liability company, and that he as such Manager of the Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by self as Manager of the Manager.

WITNESS my hand and seal in Utah County Utah, this the 25 day of June, 2015.

_____
Notary Public
My Commission Expires: 11-04-2018

JANNETTE SORENSON
Notary Public, State of Utah
Commission # 680069
My Commission Expires
November 04, 2018

EXHIBIT "A" TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF PROPERTY

Real property in Davidson County, State of Tennessee, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 5A-2 on the Plan of Subdivision of Lot 5A, Section 2, Rivergate Acres Limited of record in Book 9700, page 338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 5A-1 on the Plan of Subdivision of Lot 5A, Section 2, Rivergate Acres Limited of record in Book 9700, page 338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to PC Greens, LLC, a Utah limited liability company by Deed of record as Instrument No. 201012300104044, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED ENCUMBRANCES

1. Taxes for the year 2015 which have been prorated and will be paid by Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 338, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Dry Creek Flood Control Project of record in Book 8157, Page 78, in the Register's Office for Davidson County, Tennessee.

4. Grant of Transmission Line Easement of record in Book 3223, Page 327, in the Register's Office for Davidson County, Tennessee.

5. Agreement and Grant of Non-Exclusive Easement of record in Book 6448, Page 60, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4805, Page 797, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits of record in Book 9901, Page 428, in the Register's Office for Davidson County, Tennessee.

8. Easement and Right of Entry Agreement of record in Book 10046, Page 915, in the Register's Office for Davidson County, Tennessee.

9. Rights of others in and to that certain Declaration of Easement and Restrictions of record in Book 10377, Page 5, in the Register's Office for Davidson County, Tennessee.

10. Grant of Easement of record as Instrument No. 201112120096733, in the Register's Office for Davidson County, Tennessee.

11. Memorandum of Agreement of record as Instrument Number 201012300104045, in the Register's Office for Davidson County, Tennessee.