BILL GARRETT, Davidson County
Trans:T20150061805 DEEDWARRSP
Recvd: 07/28/15 11:01 15 pgs
Fees:78.00 Taxes:20957.08
20150728-0074168

This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
P.O. Box 60600
Nashville, TN 37206

Address New Owner As:	Send Tax Bills To:	Map/Parcel Numbers:
Century Farms, LLC 3841 Green Hills Village Drive Suite 400 Nashville, TN 37215	Same	17400003800 17400021300 17400021900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **H.C. Turner Family General Partnership**, a Tennessee general partnership that is successor by merger to H.C. Family Limited Partnership, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Century Farms, LLC**, a Delaware limited liability company (the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 27TH day of July, 2015.

[Signature Page Follows]

H.C. Turner Family General Partnership
A Tennessee general partnership that is successor by merger to H.C. Turner Family Limited Partnership, a Tennessee limited partnership

By: Mary Jane Hurt
Mary Jane Hurt
Managing General Partner

By: Nancy Turner Morton
Nancy Turner Morton
Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 5,664,075.84 .

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2015.

Notary Public For The State Of Tennessee

My Commission Expires: 4-24-2018

DEBORA L. SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires APRIL 24, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Jane Hurt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged herself to be a managing general partner of H.C. Turner Family General Partnership, a Tennessee general partnership, and that she as such managing general partner, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the general partnership by herself as such managing general partner.

WITNESS my hand and seal on this the 24TH day of July, 2015.

Kenneth L Campbell

Notary Public For The State Of Tennessee

My Commission Expires: January 9, 2016

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nancy Turner Morton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged herself to be a managing general partner of H.C. Turner Family General Partnership, a Tennessee general partnership, and that she as such managing general partner, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the general partnership by herself as such managing general partner.

WITNESS my hand and seal on this the 24th day of July, 2015.

Kenneth L Campbell

Notary Public For The State Of Tennessee

My Commission Expires: January 9, 2016

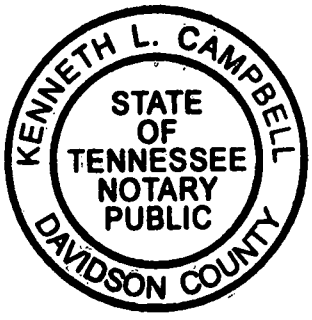


Exhibit A
Legal Description

Parcel A - Map 174 Parcel 213.00

Being land in Nashville, General Services District, Thirty-second Councilmanic District, Davidson County, Tennessee, located south of Interstate 24 and north of Old Franklin Road and Cane Ridge Road. Being a portion of the property conveyed to H.C. Turner Family Limited Partnership of record in Instrument No. 200101040001513, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument (old) in the northwesterly intersection of Interstate 24 and Old Franklin Road;

THENCE, with the northerly right-of-way line of Old Franklin Road, with a curve to the right 418.36 feet to the southeasterly corner of property of Robert L. Morton, Sr., of record in Book 3400, Page 47, Register's Office for Davidson County, Tennessee, said curve having a central angle of 17°27'58", a radius of 1372.39 feet, a tangent of 210.82 feet, a chord of S51°31'38"W, 416.74 feet;

THENCE, leaving said right-of-way and with said Morton property the following calls:

N 13°23'47" W, 377.74 feet;

S 76°40'45" W, 303.19 feet to the northeasterly corner of property of Daniel Lee and Amanda Lee of record in Instrument No. 200107170075897, Register's Office for Davidson County, Tennessee;

THENCE, with said Lee property the following calls:

S 76°54'07" W, 279.80 feet to an iron rod (old);

S 13°06'42" E, 462.37 feet to a concrete monument (old) in the northerly right-of-way line of Old Franklin Road;

THENCE with said right-of-way line the following calls:

S 79°29'55" W, 620.82 feet;

N 06°03'05" E, 5.21 feet to the southeasterly corner of property of Ralph Howard Maxson, IV, and Lisa Maxson of record in Book 9574, Page 853, Register's Office for Davidson County, Tennessee;

THENCE, leaving said right-of-way and with said Maxson property the following calls:

N 06°03'05" E, 351.86 feet;

S 79°46'29" W, 140.32 feet to the southeasterly corner of property of H.C. Turner Family Limited Partnership, of record in Book 8827, Page 991, Register's Office for Davidson County, Tennessee;

THENCE, with said Turner property the following calls:

N 03°38'38" E, 392.57 feet;

N 74°24'48" W, 584.76 feet;

S 15°35'10" W, 584.78, feet;

S 74°24'50" E, 459.79 feet to the westerly line of the aforesaid Maxson property;

THENCE, with said Maxson property, S 06°03' 05" W, 251.96 feet to the northerly right-of-way line of Old Franklin Road;

THENCE, with said right-of-way line the following calls:

S 06°03'05" W, 5.21 feet;

S 79°46'29" W, 81.86 feet;

With a curve to the left, 379.90 feet, said curve having a central angle of 03°11'30", a radius of 6,820.00 feet, a tangent of 190.00 feet and a chord of S 78°10'42" W, 379.85 feet;

S 76°34'55" W, 267.98 feet to the easterly terminus of a curve return to the northerly right-of-way line of Cane Ridge Road;

THENCE, with said right-of-way the following calls:

With a curve to the right, 48.96 feet, said curve having a central angle of 46°45'02", a radius of 60.00 feet, a tangent of 25.93 feet and a chord of N 80°02'34" W, 47.61 feet;

N 56°40'03" W, 37.83 feet;

With a curve to the right, 220.91 feet to the southeasterly corner of property of Clarence C. Hurt, et ux, of record in Book 3975, Page 821, Register's Office for Davidson County, Tennessee, said curve having a central angle of 09°01'32", a radius of 1402.39 feet, a tangent of 110.68 feet, and a chord of N 52°09'17" W, 220.69 feet;

THENCE, leaving said right-of-way line and with said Hurt property the following calls:

N 20°15'31" E, 545.82 feet;

N 81°53'13" W, 304.00 feet;

S 17°30'13" W, 302.90 feet to the easterly line of property of Lee A. Beaman, of record in Instrument No. 200307110096694, Register's Office for Davidson County, Tennessee;

THENCE, with said Beaman property the following calls:

With a curve to the right, 45.71 feet, said curve having a central angle of 01°53'40", a radius of 1382.39 feet, a tangent of 22.86 feet and a chord of N 32°54'46" W, 45.70 feet;

N 31°57'55" W, 171.98 feet;

With a curve to the right, 984.02 feet, said curve having a central angle of 56°50'59", a radius of 991.74 feet, a tangent of 536.79 feet and a chord of N 03°32'24" W, 944.15 feet;

N 24°53'06" E, 839.38 feet;

With a curve to the left, 59.19 feet, said curve having a central angle of 03°22'28", a radius of 1,004.93 feet, a tangent of 29.60 feet and a chord of N 23°11'51" E, 59.18 feet;

N 48°34'44" E, 49.03 feet;

S 83°13'23" E, 403.48 feet;

With a curve to the left, 183.20 feet, said curve having a central angle of 10°11'25", a radius of 1,030.03 feet, a tangent of 91.84 feet and a chord of S 88°19'06" E, 182.95 feet;

N 86°35'12" E, 274.70 feet;

With a curve to the right, 107.96 feet, said curve having a central angle of 09°27'29", a radius of 654.00 feet, a tangent of 54.10 feet and a chord of S 88°41'04" E, 107.84 feet;

S 83°57'19" E, 15.11 feet;

With a curve to the right, 28.60 feet, said curve having a central angle of 46°49'35", a radius of 35.00 feet, a tangent of 15.16 feet and a chord of S 60°32'31" E, 27.82 feet;

With a curve to the left, 114.07 feet to the southerly line of Mid South Auto Park PUD Boundary Plat of record in Book 6900, Page 659, Register's Office for Davidson County, Tennessee, said curve having a central angle of 108°55'56", a radius of 60.00 feet, a tangent of 84.01 feet and a chord of N 88°24'18" E, 97.65 feet;

THENCE with the southerly line of said Mid South Auto Park PUD Boundary Plat, the following calls:

S 83°57' 28" E, 50.14 feet;

S 83°04'44" E, 308.28 feet, to the southerly right-of-way line of Interstate 24;

THENCE, with the southerly right-of-way line of Interstate 24 the following calls:

S 41°46'50" E, 982.18 feet to a concrete monument (old);

S 41°48'34" E, 199.46 feet to a concrete monument (old);

S 48°11'11" W, 31.07 feet to a concrete monument (old);

S 41°48'49" E, 100.00 feet to a concrete monument (old);

N 48°11'11" E, 31.06 feet to a concrete monument (old);

S 41°48'34" E, 246.97 feet to a concrete monument (old);

S 41°40'11" E, 481.75 feet to the Point of Beginning:

Containing 4,624,603 square feet, or 106.17 acres, more or less, as shown on the ALTA/ACSM Land Title Survey of the H. C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

Parcel B - Map 174 Parcel 219.00

Being land in Nashville, General Services District, Thirty-second Councilmanic District, Davidson County, Tennessee. Being a portion of the property conveyed to H.C. Turner Family Limited Partnership of record in Instrument No. 200101040001513, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing post along the southerly boundary of Mid South Auto Park, PUD Boundary Plat of record in Plat Book 6900, Page 659, Register's Office for Davidson County, Tennessee, said post being the northeast corner of property conveyed to Nelson Torres, of record in Instrument No. 20141125108504, Register's Office for Davidson County, Tennessee, and the Northwest corner of property conveyed to H.C. Turner Family Limited Partnership of record in Instrument No. 200101040001513, Register's Office for Davidson County, Tennessee;

THENCE, with said southerly boundary of Mid-South Auto Park, PUD Boundary Plat the following calls:

S 81°52'28" E, 500.07 feet to a post;

S 83°59'33" E, 212.93 feet to a railroad spike in an Elm tree;

S 82°20'38" E, 330.84 feet to the northwesterly corner of property conveyed to Lee A. Beaman of record in Instrument No. 200307110096694, Register's Office for Davidson County, Tennessee;

THENCE, with the westerly line of said Beaman property the following calls:

With a curve to the left 156.08 feet, said curve having a central angle of 12°21'07", a radius of 724.00 feet, a tangent of 78.34 feet, a chord of S 66°13'49" E, 155.78 feet;

S 72°24'22" E, 43.48 feet;

S 23°43'02" E, 63.56 feet;

With a curve to the right 27.46 feet to a point, said curve having a central angle of 01°44'19", a radius of 904.93 feet, a tangent of 13.73 feet and a chord of S 24°00'27" W, 27.46 feet;

S 24°53'06" W, 839.38 feet;

With a curve to the left 950.59 feet, said curve having a central angle of 49°53'17", a radius of 1091.74 feet, a tangent of 507.79 feet, and a chord of S 00°03'33" E, 920.84 feet;

With a curve to the right 85.03 feet, said curve having a central angle of 97°26'35", a radius of 50.00 feet, a tangent of 56.96 feet and a chord of S 23°43'07" W, 75.15 feet;

With a curve to the right 149.65 feet, said curve having a central angle of 45°36'32", a radius of 188.00 feet, a tangent of 79.05 feet and a chord of N 84°45'21" W, 145.73 feet;

N 61°57'02" W, 21.91 feet to an iron rod (old) in the southeasterly corner of property conveyed to William F. Brake of record in Instrument No. 201301100003230, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly boundary of Brake property N 05°52'00" E, 394.39 feet to an iron rod (old) in the northeast corner of Patterson Property;

THENCE, with said northerly boundary of Brake property N 64°11'37" W, 354.05 feet to the easterly boundary of property conveyed to Metropolitan Government of Nashville and Davidson County (Electric Power Board) of record in Book 5114, Page 695, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly boundary N 05°58'15" E, 368.20 feet to an iron rod (old) in the northerly boundary of Metropolitan Government property;

THENCE, with said northerly boundary N 74°25'51" W, 600.01 feet to an iron rod (old) in the easterly boundary of David M. Flowers and Willie May Flowers, of record in Instrument No. 200605260062376, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly boundary N 06°01'03" E, 85.40 feet to an iron rod (old) in the southeast corner of property conveyed to Dennis W. Carroll, et ux, of record in Book 8374, Page 490, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly boundary N 06°49'27" E, 334.00 feet to the southeast boundary of Peggy T. Carroll Trustee property, of record in Instrument No. 200305090062454, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly boundary N 08°11'15" E, 224.00 feet to the southeasterly corner of property conveyed to William J. and Beverly A. Judkins of record in Instrument No. 200112140138230, Register's Office for Davidson County, Tennessee;

THENCE, with said easterly boundary and the easterly boundary of property conveyed to Nelson Torres, of record in Instrument No. 20141125108504, Register's Office for Davidson County, Tennessee, N 09°21'55" E, 315.95 feet to the point of beginning.

Containing 1,375,010 square feet or 31.56 acres, more or less as shown on the ALTA/ACSM Land Title Survey of the H. C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

Parcel C - Map 174 Parcel 38.00

Being land in Nashville, General Services District, Thirty-second Councilmanic District, Davidson County, Tennessee, located south of Interstate 24 and south of Old Franklin Road. Being a portion of property of H.C. Turner Family Limited Partnership, of record in Instrument No. 200101040001513, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning in the southwesterly intersection of the right-of-way line of Old Franklin Road as widened and the southerly line of Interstate 24 in the northeasterly corner of the herein described property:

THENCE, with the southerly line of Interstate 24, S 42°31'15" E, 205.65 feet to an iron rod (old) in a northeasterly corner of property of Salahadeen Center of Nashville, Inc., of record in Instrument No. 200912080112325, Register's Office for Davidson County, Tennessee;

THENCE, leaving said right-of-way line and with said Salahaden Center the following calls:

S 80°44'41" W, 366.84 feet;

N 16°39'13" W, 41.36 feet to the southerly right-of-way line of Old Franklin Road as widened;

THENCE, with said right-of-way line, with a curve to the left, 291.00 feet, said curve having a central angle of 11°10'20", a radius of 1,492.39 feet, a tangent of 145.96 feet, and a chord of N 53°57'31" E, 290.54 feet to the Point of Beginning;

Containing 35,833 square feet, or 0.82 acre more or less, as shown on the ALTA/ACSM Land Title Survey of the H. C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

Derivation And Property Tax Information

Being part of the same property conveyed to H.C. Turner Family Limited Partnership, by deed from Henry Clay Turner and wife, Willie Ethel Turner, of record as Instrument No. 20010104-0001513, Register's Office for Davidson County, Tennessee, with H.C. Family General Partnership being successor by merger to H.C. Turner Family Limited Partnership, as evidenced by a Certificate of Merger of record as Instrument Number 20030115-0006706 and 20030728-0105534, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 5580 Cane Ridge Road, Antioch, TN 37013 [Tax Parcels 17400021300, 17400021900 and 17400003800].

Exhibit B
Permitted Exceptions

1. All matters shown on the ALTA/ACSM Land Title Survey of the H.C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

2. Taxes for the year 2015, Tax Map/Parcel No. 17400021300, a lien, but not yet due and payable.

3. Taxes for the year 2015, Tax Map/Parcel No. 17400021900, a lien, but not yet due and payable.

4. Taxes for the year 2015, Tax Map/Parcel No. 17400003800, a lien, but not yet due and payable.

5. Transmission line easements of record in Book 2393, Pages 304 and 308, Register's Office for Davidson County, Tennessee, in the location as shown on the ALTA/ACSM Land Title Survey of the H.C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

6. Easement contained in the deed of record in Book 5114, Page 695, Register's Office for Davidson County, Tennessee, in the location as shown on the ALTA/ACSM Land Title Survey of the H.C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

7. Electric easement of record in Book 5380, Page 726, Register's Office for Davidson County, Tennessee, in the location as shown on the ALTA/ACSM Land Title Survey of the H.C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

8. Sanitary sewer and/or storm drainage easement of record in Book 10187, Page 897, Register's Office for Davidson County, Tennessee, in the location as shown on the ALTA/ACSM Land Title Survey of the H.C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

9. Access to cemetery located on the subject property in the location as shown on the ALTA/ACSM Land Title Survey of the H.C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

10. 20' Access easement described in deed of record as Instrument No. 20010104-0001513, Register's Office for Davidson County, Tennessee, in the location as shown on the ALTA/ACSM Land Title Survey of the H.C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

11. Memorandum of Lease Agreement between H.C. Turner Family General Partnership and The Lamar Company of record as Instrument No. 20070404-0040252, Register's Office for Davidson County, Tennessee, in the location as shown on the ALTA/ACSM Land Title Survey of the H.C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

12. Lease agreement between H.C. Turner Family General Partnership and Columbia Neon, not of record, in the location as shown on the ALTA/ACSM Land Title Survey of the H.C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

13. Right of Way Dedication, Road Location and Development Agreement of record as Instrument Number 20030711-0096695, Register's Office for Davidson County, Tennessee, in the location as shown on the ALTA/ACSM Land Title Survey of the H.C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.