BILL GARRETT, Davidson County
Trans:T20150062795 DEEDWARRSP
Recvd: 07/30/15 15:13 5 pgs
Fees:28.00 Taxes:6826.50
20150730-0075341

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Neighbors, LLC 3634 Central Pike Hermitage, TN 37076	Same	86-326

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100th DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM M. LITTLE and wife, JANICE F. LITTLE (collectively the "Grantor"), have bargained and sold, and hereby transfer and convey to NEIGHBORS, LLC, a Tennessee limited liability company, its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

Grantors covenant and bind themselves and their heirs to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed as of the 30th day of July, 2015.

GRANTOR:

WILLIAM M. LITTLE

Janice F. Little

JANICE F. LITTLE

STATE OF TENNESSEE)
COUNTY DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, William M. Little and Janice F. Little, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2015.

Pamela A. Phillips

Notary Public

PAMELA A. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires:
My Commission Expires:
January 9, 2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,845,000.

Sworn to and subscribed before me this 30th day of July, 2015

Pamela A. Phillips

Notary Public

PAMELA A. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires:
My Commission Expires:
January 9, 2016

EXHIBIT A

A TRACT OF LAND IN THE TWELFTH (12TH) CIVIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LYING ALONG THE WESTERLY MARGIN OF CENTRAL PIKE, SOUTHEAST OF LEBANON PIKE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTRAL PIKE, 100 FEET RIGHT-OF-WAY, AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO CENTRAL PIKE BUSINESS CENTER, L.L.C. AS OF RECORD IN DEED BOOK 10709, PAGE 756, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CENTRAL PIKE AND WITH THE NORTH LINE OF SAID CENTRAL PIKE BUSINESS CENTER, L.L.C., SOUTH 73 DEGREES 29 MINUTES 42 SECONDS WEST, 483.82 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF SAID CENTRAL PIKE BUSINESS CENTER, L.L.C. PROPERTY; THENCE,

2. SOUTH 19 DEGREES 34 MINUTES 28 SECONDS EAST, WITH THE WEST LINE OF SAID CENTRAL PIKE BUSINESS CENTER, L.L.C. PROPERTY, 357.67 FEET TO AN IRON ROD (NEW) AT THE MOST NORTHERN PROPERTY CORNER OF THE JEFFERY SCOTT AND CLAIRE BARNETT PROPERTY AS OF RECORD IN INSTRUMENT NUMBER 20020227-0024842, R.O.D.C., TN; THENCE,

3. SOUTH 16 DEGREES 26 MINUTES 36 SECONDS WEST WITH THE NORTHWEST PROPERTY LINE OF SAID SCOTT AND BARNETT, 218.41 FEET TO AN IRON ROD (NEW) AT A COMMON CORNER OF SAID SCOTT AND BARNETT PROPERTY; THENCE,

4. NORTH 65 DEGREES 43 MINUTES 51 SECONDS WEST WITH THE NORTH LINE OF SAID SCOTT AND BARNETT, 150.00 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF THE ODELL BINKLEY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NUMBER 20120322-0024297, R.O.D.C., TN.; THENCE,

5. LEAVING SAID SCOTT AND BARNETT AND WITH THE EASTERLY PROPERTY LINE OF SAID BINKLEY PROPERTY, NORTH 11 DEGREES 03 MINUTES 45 SECONDS WEST, 319.66 FEET TO AN IRON ROD (NEW); THENCE,

6. NORTH 03 DEGREES 44 MINUTES 22 SECONDS EAST, 245.50 FEET TO AN IRON ROD (FOUND); THENCE,

7. NORTH 31 DEGREES 06 MINUTES 40 SECONDS EAST, 232.73 FEET TO AN IRON ROD (FOUND); THENCE,

8. NORTH 74 DEGREES 27 MINUTES 31 SECONDS EAST, 423.48 FEET TO A P.K. NAIL (FOUND) IN THE WESTERLY RIGHT-OF-WAY OF THE AFOREMENTIONED CENTRAL PIKE; THENCE,

9. IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1083.09 FEET, A CENTRAL ANGLE OF 08 DEGREES 19 MINUTES 41 SECONDS, FOR AN ARC LENGTH OF 157.43 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 29 MINUTES 58 SECONDS EAST, 157.29 FEET; THENCE,

10. SOUTH 11 DEGREES 19 MINUTES 48 SECONDS EAST, 131.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 245,242 SQUARE FEET OR 5.63 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. LITTLE AND WIFE, JANICE F. LITTLE, BY DEED OF RECORD IN INSTRUMENT NO. 20020403-0040670, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Taxes for the year 2015 and hereafter, a lien not yet due and payable.
2. Easements set forth in deed recorded at Instrument No. 20020403-0040670, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement of record at Instrument No. 20031218-0180318, said Register's Office.
4. Agreement for Dedication of Easement of record at Instrument No. 20060721-0088227, said Register's
5. Office.
6. Grant of Overhead Line Easement of record at Instrument No. 20070301-0025311, said Register's Office.
7. Easement of record in Book 7036, page 447, said Register's Office.