BILL GARRETT, Davidson County
Trans:T20150063299 DEEDWARRSP
Recvd: 07/31/15 15:48 6 pgs
Fees:33.00 Taxes:5365.00
20150731-0076022

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,450,000.00

AFFIANT

Subscribed and sworn to before me, this 28th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: _____

BRYAN D. SPICER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09/12/2016

Address New Owners as Follows: **Send Tax Bills To:** **Map-Parcel Number:**

OLE SOUTH/CRAIGHEAD JV
421 East Iris Drive, Suite 300
Nashville, TN 37204

SAME

See Ex A

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 other good and valuable considerations, the receipt of which is hereby acknowledged, **HERITAGE HILLS INVESTMENT PARTNERS, LLC**, a Tennessee limited liability company ("Grantor") does hereby bargain, sell, transfer and convey unto **OLE SOUTH/CRAIGHEAD JOINT VENTURE, a Tennessee joint venture** ("Grantee") its successors and assigns, property located in Davidson and Wilson County, Tennessee and more particularly described as follows:

See Exhibit A attached hereto

Being the same property conveyed to Heritage Hills Investment Partners, LLC, a Tennessee limited liability company, by deed from Trust One Bank, a division of Synovus Bank, successor in merger to Synovus Bank of record in Instrument Number 20100720-0056807 and Instrument Number 20100720-0056808 as corrected in Instrument Number 20100901-0069505 , Register's Office for Davidson County and Book 1404, page 2197, Book 1404, page 2205 and Book 1410, Page 949, Register's Office for Wilson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said OLE SOUTH/CRAIGHEAD JOINT VENTURE, its successors and assigns, forever.

AND **HERITAGE HILLS INVESTMENT PARTNERS, LLC** does hereby covenant with the said OLE SOUTH/CRAIGHEAD JOINT VENTURE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as shown on Exhibit B attached.

AND **HERITAGE HILLS INVESTMENT PARTNERS, LLC** does further covenant and bind itself, its successors, and assigns to warrant and forever defend the title to said land to the said **OLE SOUTH/CRAIGHEAD JOINT VENTURE**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise and except as to matters to which this conveyance is subject.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 31 day of July, 2015.

HERITAGE HILLS INVESTMENT PARTNERS, LLC

By: _____
R. Dudley Smith, Jr.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **R. Dudley Smith, Jr.**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the **Vice President** of HERITAGE HILLS INVESTMENT PARTNERS, LLC, a Tennessee limited liability company, the bargainor, and acknowledged that he as such **Vice President**, being authorized so to do, executed the foregoing instrument by signing the name of HERITAGE HILLS INVESTMENT PARTNERS, LLC, by himself as **Vice President**.

Witness my hand and seal this 31st day of July, 2015.

_____
Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09/12/2016

EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT A
PROPERTY DESCRIPTION

LEGAL PROPERTY DESCRIPTION

Land lying in the Ninety-Ninth Councilmanic District of Hermitage, Davidson County, Tennessee and the First Civil District of Wilson County, Tennessee as described in that Bounday Survey by Crawford and Cummings, P.C., J. Alan Cummings, RLS #2351, dated April 5, 2010, and last revised on July 16, 2010, and being the same property conveyed to Rusco Company of record in Instrument 20041102-0132114, R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin (set) in the southerly Right of Way of Lebanon Pike (104'R.O.W.), also being the northeasterly corner of the hereon described tract;

Thence along or near the westerly and southerly lines of Kwik Sak Real Estate Holdings, LLC of record in Instrument 200610050123764, R.O.D.C. the next three (3) courses and distances:

Thence, along a curve to the right having a radius of 25.00 feet and a central angle of 17°27'39", being subtended by a chord which bears South 08°00'30" West, a distance of 7.59 feet, having an arc distance of 7.62 feet to an iron pin (found);

Thence, South 16°44'20" East, a distance of 176.99 feet to an iron pin (found);

Thence, North 75°30'24" East, a distance of 141.53 feet to an iron pin (found);

Thence, along or near the westerly line of Charles Rowlett of record in Instrument 20040819-100399, R.O.D.C. South 06°02'20" West, a distance of 311.87 feet to an iron pin (set);

Thence, along or near the westerly and southerly lines of Oak Creek Subdivision of record in Plat Book 5200, Page 96, R.O.D.C. the next three (3) courses and distances:

Thence, South 07°50'23" West, a distance of 487.69 feet to a concrete monument (found);

Thence, South 85°04'47" East, a distance of 1137.42 feet to an iron pin (found);

Thence, South 85°58'50" East, a distance of 436.12 feet to an iron pin (set);

Thence, along or near the westerly line of Harold Crye of record in Deed Book 839, Page 543, R.O.W.C. South 08°47'30" West, a distance of 1091.78 feet to an iron pin (found);

Thence, along or near the northerly line of Hickory Falls, LLC of record in Instrument Number 200901070001558, R.O.D.C., South 87°59'13" West, a distance of 1114.86 feet to an iron pin (found);

Thence, along or near the easterly lines of Tulip Grove Woods, Phase 1 of record in Plat Book 6200, Page 69, R.O.D.C. the next four (4) courses and distance:

Thence, North 12°14'50" West, a distance of 300.00 feet to a concrete monument (found);

Thence, North 65°26'51" West, a distance of 190.08 feet to a concrete monument (found);

Thence, North 29°35'52" West, a distance of 158.36 feet to a concrete monument (found);

Thence, North 78°30'31" West, a distance of 339.46 feet to a concrete monument (found);

Thence, along the easterly lines and southerly line of Anthony King of record in Deed Book 10540, Page 916, R.O.D.C. the next four (4) courses and distances:

Thence, North 07°07'08" East, a distance of 223.15 feet to a 1" pipe (found);

Thence, North 08°07'26" East, a distance of 154.22 feet to a 1" pipe (found);

Thence, North 06°43'13" East, a distance of 458.39 feet to an iron pin (set) at a cedar stump;

Thence, North 81°54'32" West, a distance of 384.85 feet to an iron pin (found);

Thence, along or near the easterly lines of Nashville Broadband, LLC of record in Instrument 20010507-0046909, R.O.D.C. and Hickory Falls, LLC of record in Instrument 20090107-0001559, R.O.D.C. the next three (3) courses and distances:

Thence, North 08°17'49" East, a distance of 52.43 feet to an iron pin (found);

Thence, North 08°08'39" East, a distance of 268.27 feet to an iron pin (set);

Thence, North 04°17'07" East, a distance of 84.59 feet to an iron pin (set);

Thence, along or near the southerly and easterly lines of Ahmed Al/Kaifl of record in Deed Book 9928, Page 734, R.O.D.C. and Syda Uda of record in Instrument 20040609-0068331, R.O.D.C. the next three (3) courses and distances:

Thence, North 75°32'56" East, a distance of 516.34 feet to an iron pin (found);

Thence, North 16°41'01" West, a distance of 175.22 feet to an iron pin (found);

Thence, along a curve to the left having a radius of 25.00 feet and a central angle of 15°02'29", being subtended by a chord which bears North 24°12'15" West, a distance of 6.54 feet, having an arc distance of 6.56 feet to an iron pin (set);

Thence, along a curve to the left having a radius of 3326.04 feet and a central angle of 0°53'37", being subtended by a chord which bears North 72°26'38" East, a distance of 51.88 feet, having an arc distance of 51.88 feet to the Point of Beginning.

Containing 2,275,760 Square Feet or 52.24 Acres, more or less.

Being the same property conveyed to Heritage Hills Investment Partners, LLC, a Tennessee limited liability company, by deed from Trust One Bank, a division of Synovus Bank, successor in merger to Synovus Bank of record in Instrument Number 20100720-0056807 and Instrument Number 20100720-0056808 as corrected in Instrument Number 20100901-0069505 , Register's Office for Davidson County and Book 1404, page 2197, Book 1404, page 2205 and Book 1410, Page 949, Register's Office for Wilson County, Tennessee.

Included in the above described property but expressly excluded therefrom is the following described property:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, on the Plan of Final Plat of Heritage Hills Townhomes, Phase I, of record in Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee, and as further described in the Master Deed of Heritage Hills Townhomes of record in Instrument No. 20070821-0100155, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Grand Developers, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20070927-0115328, Register's Office for Davidson County, Tennessee.

Tax parcel list

Wilson County taxes (Map 074; Parcel 001.01): $568.00. 2014 PAID.
Davidson County taxes (Map 076-01-0; Parcel 083.00): $2,651.64. 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 033.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 034.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 035.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 036.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 037.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 038.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 039.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 040.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 041.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 042.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 043.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 044.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 045.00): $323.73 . 2014 PAID.
Davidson County taxes (Map 076-01-0B; Parcel 046.00): $323.73 . 2014 PAID
Davidson County taxes (Map 076-01-0B; Parcel 047.00): $323.73 . 2014 PAID
Davidson County taxes (Map 076-01-0B; Parcel 048.00): $323.73 . 2014 PAID
Davidson County taxes (Map 076-01-0B; Parcel 049.00): $323.73 . 2014 PAID
Davidson County taxes (Map 076-01-0B; Parcel 050.00): $323.73 . 2014 PAID

Exhibit B
Title Exceptions

a. Taxes for 2015, a lien, but not yet due and payable. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. Sec. 67-5-603 et seq.
b. Subject to all matters shown on the Plan of Final Plat Heritage Hills Phase 1 of record in Instrument No. 20070807-0093892, Register's Office for Davidson County, Tennessee.
c. Stormwater Detention Agreement of record in Instrument No. 20060503-0050829, Register's Office of Davidson County, Tennessee.
d. Grant of Easement to Piedmont Natural Gas Co. of record in Instrument Number 20100111-0002349, Register's Office for Davidson County, Tennessee.

e. Declaration of Easements of record in Instrument No. 20061227-0159081,

Register's Office for Davidson County, Tennessee, and Book 1223, Page 1531, Register's Office for Wilson County, Tennessee.

f. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Heritage Hills Townhomes of record in Instrument Number 20080825-0087133, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not disciminate against handicapped
persons.

g. A portion of premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Hills Townhomes of record in Instrument No. 20070821-0100155, Register's Office for Davidson County, Tennessee.

h. Charter of Heritage Hills Townhome Owners Association of record in Instrument No. 20070821-0100112, Register's Office for Davidson County,Tennessee.