BILL GARRETT, Davidson County
Trans:T20150065480 DEEDWARRSP
Recvd: 08/06/15 16:05 5 pgs
Fees:28.00 Taxes:19240.00
20150806-0078672

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

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Beach Lake Properties, LLC 211 King Street Suite 300 Charleston, South Carolina 29401	Same	102-018.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CGM PARTNERS, a Tennessee general partnership (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to BEACH LAKE PROPERTIES, LLC, a South Carolina limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference:

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

This is unimproved property known as the 44.367 acre tract owned by CGM Partners fronting Cabot Drive in Nashville, Tennessee.

Said property is conveyed subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its successors 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 no further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the 6th day of August, 2015.

CGM PARTNERS

By: _____
Mary G. McGrath, Managing Partner

~~STATE OF~~ District)

~~COUNTY~~ OF Columbia)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mary G. McGrath, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Managing Partner of CGM Partners, and is authorized to execute this instrument as the Managing Partner of the CGM Partners.

WITNESS my hand, at office, this 3rd day of August, 2015.

_____
Notary Public

My Commission Expires:
My Commission Expires
May 31, 2016

I. ALBERTHA HARRY NOTARY PUBLIC DISTRICT OF COLUMBIA

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,200,000.00.

Sworn to and subscribed before me this 6th day of August, 2015.

Notary Public

My Commission Expires:

NANCY E. HOPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

EXHIBIT A
Property Description

Land lying in the 20th Council District of Nashville, Davidson County, Tennessee, and being a portion of the property conveyed to CGM Partners by Instrument Number 20051019-0125848 and 20051019-0125850, Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey by Hart Freeland Roberts, Inc., Michael K. Story, TN R.L.S. number 1989, dated March 20, 2015, as follows:

Beginning at a mag nail in concrete (old) in the northerly right-of-way line of Cabot Drive (right-of-way varies), same being the southwest corner of Riverwood Multifamily Partners, LLC as evidenced by Instrument Number 20141114-0105460, R.O.D.C., TN, same also being southeast corner of said CGM Partners, and the southeast corner of the herein described; thence with the northerly right-of-way line of Cabot Drive and a curve to the left having a central angle of 4°51'42", a radius of 5949.58 feet, an arc length 504.83 feet, and a chord bearing and distance of South 38°11'48" West 504.68 feet to an iron rod (old); thence with a curve to the right having a central angle of 59°10'31", a radius of 366.98 feet, an arc length of 379.02 feet, and a chord bearing and distance of South 65°21'12" West 362.40 feet to an iron rod (old); thence North 85°03'32" West 74.63 feet to a mag nail in rock bluff (old); thence with a curve to the left having a central angle of 90°09'22", a radius of 390.56 feet, an arc length of 614.55 feet, and a chord bearing and distance of South 49°51'47" West 553.09 feet to an iron rod (old) in said north right-of-way line of Interstate 40 (right-of-way varies); thence with the north right-of-way line of Interstate 40, South 38°22'55" West 47.31 feet to an iron rod (old) in the east line of The Metropolitan Government of Nashville and Davidson County, State of Tennessee property, as evidenced by Instrument Number 20141010-0094113, R.O.D.C., TN, same being the east line of Lot 2 of the plan entitled "Resubdivision of Lot No. 2 James W. McClendon Subdivision" of record in plat book 7900, page 914, R.O.D.C., TN; thence with the easterly line of said The Metropolitan Government of Nashville and Davidson County, State of Tennessee property and said plat, North 36°26'01" West 151.21feet to on iron rod (old); thence North 37°56'01" West 264.00 feet to on iron rod (old); thence North 25°34'05" West 346.50 feet to a 30" oak tree; thence North 21°34'05" West 346.50 feet to an iron rod (old); thence North 14°34'05" West 198.00 feet to an iron rod (old); thence North 18°49'04" West, passing a witness iron rod (old) at 80.89 feet, 255.75 feet in all, to the approximate location of the low water mark line of the Cumberland River; thence with the approximate location of the low water mark line of the Cumberland River, North 75°28'42" East 398.23 feet; thence North 69°28'45" East 612.51 feet; thence North 56°47'57" East 462.39 feet; thence leaving the approximate location of the low water mark line of the Cumberland River and with the west line of said Riverwood Multifamily Partners, LLC, South 19°57'43" East passing a witness iron rod (new) at 300.00 feet for a total distance of 928.20 feet to an iron rod (old); thence South 46°20'20" East 230.00 feet to the point of beginning, containing 44.367 acres, more or less.

THE SOURCE OF THE METES AND BOUNDS LEGAL DESCRIPTION SET FORTH ABOVE IS THE ABOVE-DESCRIBED SURVEY.

EXHIBIT B

Encumbrances

1. Taxes for the year 2015, a lien, which are not yet due and payable.

2. Application for Greenbelt Assessment of record at Instrument No. 20060714-0084934, Register's Office for Davidson County, Tennessee.

3. A 20- foot sanitary sewer easement reserved in the deed of record in Book 6051, Page 880, said Register's Office.

4. A 15-foot right-of-way reserved in the deed of record in Book 4551, Page 466, said Register's Office.

5. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the water of the Cumberland River, free from diminution or pollution.

7. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

8. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

9. All matters shown on the ALTA/ACSM Land Title Survey of CGM Partners Property dated March 20, 2015, last revised on August 3, 2015, as prepared by Michael K. Story, R.L.S. No. 1989.