Box 36

THIS INSTRUMENT PREPARED BY: *Douglas A. Brace, Reg. #3485* *ORTALE, KELLEY, HERBERT & CRAWFORD* *330 Commerce Street, Suite 110* *Nashville, TN 37201* *(615) 256-9999* *File No. 28786SP*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $63,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF AUGUST, 2015.* *Notary Public* *My commission expires:*

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

Name and Address of New Owner:

Keeneland Partners, LLC
421 East Iris Drive, Suite 300
Nashville, TN 37204

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
Lot No. 114, Keeneland Downs, Phase One	150-14-D-030 CO
Lot No. 116, Keeneland Downs, Phase One	150-14-D-032 CO
Lot No. 118, Keeneland Downs, Phase One	150-14-D-034 CO
Antioch, TN	

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations,

BILL GARRETT, Davidson County
Trans:T20150071487 DEEDWARRSP
Recvd: 08/24/15 13:41 3 pgs
Fees:18.00 Taxes:233.10
20150824-0085251

the receipt and sufficiency of which are hereby acknowledged, **Avenue Bank,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Keeneland Partners, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lots 114, 116 and 118 as shown on the map entitled Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, of record as Instrument No. 20070612-0070162 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Avenue Bank by Trustee's Deed from Jack F. Stringham II, Substitute Trustee of record as Instrument No. 20081217-0120985 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County property taxes for the year 2015 which have been prorated between the parties and assumed by Grantee.
2. Matters shown on plan of record in Instrument No. 20070612-0070162 in the Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256 in said Register's Office.
4. Supplementary Declaration of Restrictive Covenants for Keeneland Downs of record in Instrument No. 20100329-0023418 in said Register's Office.
5. Right-of-Way Easements to Davidson County, Tennessee, of record in Book 2544, page 388, and in Book 2544, page 450, in said Register's Office.
6. Right-of-Way Easement to Colonial Pipeline Company of record in Book 3570, page 15, in said Register's Office.
7. Storm Water Detention Agreement of record in Instrument No. 20051026-0129107 in said Register's Office.
8. Easement to BellSouth Telecommunications, Inc. of record in Instrument No. 20070625-0075335 in said Register's Office.
9. Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884 in said Register's Office.
10. Charter of Keeneland Downs Homeowners' Association, Inc. of record in Instrument No. 20100329-0023419 in said Register's Office.
11. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record as Instrument No. 20140625-0055377 in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant 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; unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 19 day of August, 2015.

Avenue Bank

By: _____
James P. McCann, Executive Vice President

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, James P. McCann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Executive Vice President of Avenue Bank, the within named maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS its hand and official seal of office, this 19TH day of August, 2015.

_____
NOTARY PUBLIC

My commission expires: 5/8/17

EMELINE THRASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017