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. 28784SP

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF AUGUST, 2015.

Notary Public

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

My commission expires:

Name and Address of New Owner:

KDNS Ventures, LLC
21700 Shearer Road
Davidson, NC 28036

BILL GARRETT, Davidson County
Trans:T20150071487 DEEDWARRSP
Recvd: 08/24/15 13:42 5 pgs
Fees:28.00 Taxes:5920.00
20150824-0085252

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
Lot No. 91, Keeneland Downs, Phase One	150-14-D-007 CO
Lot No. 92, Keeneland Downs, Phase One	150-14-D-008 CO
Lot No. 93, Keeneland Downs, Phase One	150-14-D-009 CO
Lot No. 94, Keeneland Downs, Phase One	150-14-D-010 CO
Lot No. 97, Keeneland Downs, Phase One	150-14-D-013 CO
Lot No. 98, Keeneland Downs, Phase One	150-14-D-014 CO
Lot No. 99, Keeneland Downs, Phase One	150-14-D-015 CO
Lot No. 100, Keeneland Downs, Phase One	150-14-D-016 CO
Lot No. 101, Keeneland Downs, Phase One	150-14-D-017 CO

Street Address of Subject Property:	**Map and Parcel:**
Lot No. 102, Keeneland Downs, Phase One	150-14-D-018 CO
Lot No. 103, Keeneland Downs, Phase One	150-14-D-019 CO
Lot No. 104, Keeneland Downs, Phase One	150-14-D-020 CO
Lot No. 105, Keeneland Downs, Phase One	150-14-D-021 CO
Lot No. 106, Keeneland Downs, Phase One	150-14-D-022 CO
Lot No. 107, Keeneland Downs, Phase One	150-14-D-023 CO
Lot No. 113, Keeneland Downs, Phase One	150-14-D-029 CO
Lot No. 114, Keeneland Downs, Phase One	150-14-D-030 CO
Lot No. 115, Keeneland Downs, Phase One	150-14-D-031 CO
Lot No. 116, Keeneland Downs, Phase One	150-14-D-032 CO
Lot No. 117, Keeneland Downs, Phase One	150-14-D-033 CO
Lot No. 118, Keeneland Downs, Phase One	150-14-D-034 CO
Lot No. 119, Keeneland Downs, Phase One	150-14-D-035 CO
Lot No. 121, Keeneland Downs, Phase One	150-14-D-037 CO
Lot No. 122, Keeneland Downs, Phase One	150-14-D-038 CO
Lot No. 123, Keeneland Downs, Phase One	150-14-D-039 CO
Lot No. 124, Keeneland Downs, Phase One	150-14-D-040 CO
Lot No. 126, Keeneland Downs, Phase One	150-14-D-042 CO
Lot No. 130, Keeneland Downs, Phase One	150-14-D-046 CO
Lot No. 131, Keeneland Downs, Phase One	150-14-D-047 CO
Lot No. 132, Keeneland Downs, Phase One	150-14-D-048 CO
Lot No. 133, Keeneland Downs, Phase One	150-14-D-049 CO
Lot No. 136, Keeneland Downs, Phase One	150-14-D-052 CO
Lot No. 141, Keeneland Downs, Phase One	150-14-D-057 CO
Lot No. 142, Keeneland Downs, Phase One	150-14-D-058 CO
Lot No. 143, Keeneland Downs, Phase One	150-14-D-059 CO
Lot No. 144, Keeneland Downs, Phase One	150-14-D-060 CO
Lot No. 145, Keeneland Downs, Phase One	150-14-D-061 CO
Lot No. 149, Keeneland Downs, Phase One	150-14-D-065 CO
Lot No. 150, Keeneland Downs, Phase One	150-14-D-066 CO
Lot No. 151, Keeneland Downs, Phase One	150-14-D-067 CO
Lot No. 152, Keeneland Downs, Phase One	150-14-D-068 CO
Lot No. 153, Keeneland Downs, Phase One	150-14-D-069 CO
Lot No. 155, Keeneland Downs, Phase One	150-14-D-071 CO
16.43 acres	150-131
8.37 acres	150-132
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, the receipt and sufficiency of which are hereby acknowledged, **Keeneland Partners, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **KDNS Ventures, LLC,** a North Carolina 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:

TRACT 1:

Land in Davidson County, Tennessee, being Lots 91, 92, 93, 94, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 113, 115, 117, 119, 121, 122, 123, 124, 126, 130, 131, 132, 133, 136, 141, 142, 143, 144, 145, 149, 150, 151, 152, 153, 155 and 24.56 acres, more or less of undeveloped land designated "Future Development" 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 Keeneland Partners, LLC by Trustee's Deeds from John M. Baird, Successor Trustee, of record in Instrument No. 20100217-0012136 and Instrument No. 20100217-0012139 in the Register's Office for Davidson County, Tennessee.

TRACT 2:

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 the same property conveyed to Keeneland Partners, LLC by Deed from Avenue Bank of record in Instrument No. 20150824-0085251 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 24 day of August, 2015.

Keeneland Partners, LLC, Inc., a Tennessee limited liability company

By: _____
William R. Hostettler, President

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, William R. Hostettler, 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 the President of Keeneland Partners, LLC, a Tennessee limited liability company, 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 24 day of August, 2015.

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

_____
NOTARY PUBLIC

My commission expires:

F:\DAB\Keeneland\Special Warranty Deed.doc