(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150073659 DEEDWARR
Recvd: 08/31/15 10:17 3 pgs
Fees: 18.00 Taxes: 3496.50
20150831-0087886

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Parkside Builders, LLC	Parkside Builders, LLC	142-00-038.00
(NAME)	(NAME)	
PO BOX 40345	PO BOX 40345	142-00-042.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	142-00-372.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Bellevue Towne Center Partnership, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Parkside Builders, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☑

This is improved ☐ property, known as 0 Bellevue Road, 7386 Old Harding Pike and Old Harding Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hands this 26th day of August, 2015.

Bellevue Towne Center Partnership, A Tennessee
General Partnership

Gene Blake

By: Gene Blake, General Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Gene Blake, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a General Partner of Bellevue Towne Center Partnership, a Tennessee general partnership and that he as such General Partner, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as General Parnter.

WITNESS my hand and official at Franklin, Tennessee, seal this 26th day of August, 2015.

Notary Public _____
My Commission Expires: _____

File No.: 21508

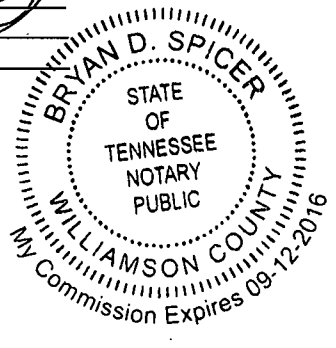


EXHIBIT "A"
LEGAL DESCRIPTION

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Beginning at a P.K. Nail set at the intersection of the northwesterly right-of-way line of Old Harding Road with the northeasterly right-of-way line of Bellevue Road;

Thence, with said right-of-way line of Bellevue Road, N 55 deg 45' 39" w, 41.02' to a P.K. Nail set;

Thence, N 58 deg 00' 46" E, 133.84' to a P.K. Nail set;

Thence, with a curve to the right, having a central angle of 03 deg 40' 27", a radius of 2500.00', chord bearing n 56 deg 10'33" W, 160.28', along an arc length of 160.31' to a P.K. Nail set;

Thence N 54 deg 20' 20" W, 363.45' to a P.K. Nail set;

Thence, with a curve to the right, having a central angle of 02 deg 53' 51", a radius of 1000.00', chord bearing N 52 deg 53' 24" E, 50.56', along an arc length of 50.57' to a P.K. Nail set;

Thence, N 51 deg 26' 29" W, 30.07' to a P.K. Nail set;

Thence, with a curve to the right, having a central angle of 03 deg 55' 00", a radius of 244.89', chord bearing N 47 deg 43' 29" W, 16.74', along an arc length of 16.74' to a P.K. Nail set;

Thence, leaving said northeasterly right-of-way line, N 87 deg 41' 17" E, 797.85' to an iron pin found;

Thence, S 88 deg 55' 03" E, 221.50' to an iron pin found;

Thence, S 37 deg 54' 03" E, 175.50' to a railroad Spike found in the northwesterly right-of-way line of Old Harding Road;

Thence, S 50 deg 17' 34" W, 571.96' to the POINT OF BEGINNING and containing 314,225 square feet or 7.214 acres, more or less.

BUT SPECIFICALLY EXCLUDED FROM THE ABOVE DESCRIPTION:

Beginning at a p.k. nail located in the easterly right-of-way of Bellevue Road, said p.k. being near the southeasterly corner of the William Foster, Sr. property of record in deed book 04753, page 622 of the Register's Office of Davidson County, Tennessee;

Thence, with the southerly line of the said Foster property, north 87°441'17" east 797.85 feet to an iron pin (old) and being the Point of Beginning

Thence, with the southerly line of the said Foster property, north 88°55'03" east 62.68 feet to an iron pin (old);

Thence, south 02°05'34" west, 94.00 feet to an iron pin (old);

Thence, north 89°45'26" west, 66.72 feet to an iron pin (old);

Thence, north 04°30'36" east 95.22 feet to the Point of Beginning and containing 6,113 square feet or 0.14 acres, more or less [a/k/a parcel 39 on tax map 142].

Being the same property conveyed to Kimes Eugene Blake by Warranty Deed from Martha Carolyn Mitchell Richardson, dated December 20, 2002, of record in Instrument No. 20021223-0158074, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Bellevue Towne Center Partnership, a Tennessee general partnership, by Quitclaim Deed from Kimes Eugene Blake, dated March 6, 2008, of record in Instrument No. 20080520-0051711, Register's Office for Davidson County, Tennessee.