(2)

BILL GARRETT, Davidson County
Trans:T20150075396 DEEDWARRSP
Recvd: 09/03/15 13:32 7 pgs
Fees:38.00 Taxes:1387.50
20150903-0090026

SPECIAL WARRANTY DEED

FROM: ROBERT KYLE TRENT, WALTER F. TRENT and MARY ANN MORRIS, Grantors

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: RDM3 OF TENNESSEE, LLC, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
431 West Main Street, Suite 108 Tupelo, MS 38804	New Owner	09215000400

STATE OF TENNESSEE)

COUNTY OF SHELBY)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Seventy-Five Thousand and No/100 Dollars ($375,000.00).

Jeff B. King, Attorney for Grantee
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of August, 2015.

JULIE A. WHITTLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. APRIL 08, 2018

Julie A. Whittle
Notary Public

My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROBERT KYLE TRENT (also known as Robert K. Trent), WALTER F. TRENT (also known as Walter Trent), and MARY ANN MORRIS (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto RDM3 OF TENNESSEE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 2338 Murfreesboro Road, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
COUNTERPART SIGNATURE PAGES FOLLOW

Witness our hands on the dates indicated hereinafter.

ROBERT KYLE TRENT

Date: August 27, 2015

Walter F. Trent by attorney in fact

ROBERT K. TRENT, as attorney in fact for WALTER F. TRENT

Date: August 27, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jackie W. Wittstruck a Notary Public of said County and State, ROBERT KYLE TRENT, 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.

Witness my hand and seal, at Office in Nashville, TN, this 27 day of August, 2015.

My Commission Expires: January 9, 2018

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27 day of August, 2015, personally appeared before me, Jackie Wittstruck, a Notary Public of said County and State, ROBERT K. TRENT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WALTER F. TRENT as his attorney in fact, and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of WALTER F. TRENT.

Witness my hand and seal, at Office in Nashville, TN, this 27 day of August, 2015.

My Commission Expires: January 9, 2018

Notary Public

COUNTERPART SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Mary Ann Morris

MARY ANN MORRIS

Date: August 27th, 2015

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, Meghan Lauren Shields, a Notary Public of said County and State, MARY ANN MORRIS, 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.

Witness my hand and seal, at Office in Knoxville, TN, this 27 day of August, 2015.

My Commission Expires:
My Commission Expires March 5, 2017

Meghan Lauren Shields
Notary Public

MEGHAN LAUREN SHIELDS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEGINNING at an iron pin located in the northeast margin of Murfreesboro Road, being South 20 deg. 29 min. East, along Murfreesboro Road, 1155 more or less feet from the intersection of the south radius return of Nashboro Blvd. and Murfreesboro Road; thence with the Murfreesboro East R.O.W. margin, North 20 deg. 29 min. West, 426.32 feet to an iron pin being the southwest corner of the Mary Ridley property, as of record in Deed Book 3431, page 132, R.O.D.C.; thence leaving Murfreesboro Roads' east margin and with the Ridley boundary line, South 85 deg. 29 min. East, 177.56 Feet to an iron pin; thence along Ridley's east line passing through Ridley's northeast corner and along Mary Gill Douglas' east line, as of record in Book 3973, page 835, North 3 deg 54 min. East, a total distance of 358.24 feet to a point; thence along Douglas' line passing through Douglas' southeast corner and along Mary Douglas' south line as of record in Book 1300, page 580, South 85 deg. 18 min. East. 440.00 feet to a point; thence leaving said Douglas' south line and with a new line, South 4 deg. 42 min. 27 sec. West, 407.29 feet to a point; thence North 85 deg. 17 min. 33 sec. West, 50.00 feet to a point; thence South 4 deg. 42 min. 27 sec. West, 50.00 feet to a point in the beginning of a curve to the right; thence with said curve being a radius of 239.92 feet and a curve distance of 271.39 feet to a point; thence South 73 deg. 48 min. 27 sec. West, 200.56 feet to a point; thence South 69 deg. 31 min. 06 sec. West, 25.00 feet to a point at the beginning of a radius return to the right; thence with said radius return having a radius of 25.00 feet and a curve distance of 39.27 feet to the point of BEGINNING.

THERE IS SPECIFICALLY LESS AND EXCEPTED from the above described property the following two parcels of property:

(I) That certain property designated as Lot 1, on the Final Plat of Nashboro Square, conveyed to CNL Restaurant Investors Properties, LLC, by deed from Robert Kyle Trent, individually, and First Tennessee Bank, N.A., Trustee of the Derward K. Trent QTIP Marital Trust under Will, dated December 5, 2003, and recorded as Instrument No. 200311170167512, in the Register's Office for Davidson County, Tennessee; and

(2) That certain property designated as Lot 2, on the Final Plat of Nashboro Square, conveyed to NENR Murfreesboro Road Partnership, by deed from Robert Kyle Trent, individually, and First Tennessee Bank, N.A., Trustee of the Derward K. Trent QTIP Marital Trust under Will dated December 5, 2003, and recorded as Instrument No. 200312050175406, in the Register's Office for Davidson County, Tennessee.

Being property conveyed to Derward K. Trent and Fred D. Benton, as tenants in common, each with a ½ interest, by Warranty Deed from American Apartment Management Company, Inc., filed for record in Book 9642, page 39, in the Register's Office for Davidson County, Tennessee.

Fred D. Benton having conveyed his interest to Knox Youth Sports, Inc., by deed filed for record in Book 9650, page 61, in the Register's Office for Davidson County, Tennessee. Knox Youth Sports, Inc., having conveyed its interest to Robert Kyle Trent, by Quitclaim Deed filed for record in Book 10526, page 33, in the Register's Office for Davidson County, Tennessee. Robert Kyle Trent would now own the ½ interest originally conveyed to Fred D. Benton.

Derward K. Trent having since died and pursuant to his will of record in Will Book 27, page 31, in the Probate Court Clerk's Office for Hamblen County, Tennessee, the property was vested in First Tennessee Bank, N.A., a national banking association, As Trustee of the Derward K. Trent QTIP Marital Trust Under said Will. First Tennessee Bank, N.A., a national banking association, as Trustee of the Derward K. Trent QTIP Marital Trust under Will, has conveyed the interest held under the Trust to Robert Kyle Trent, Walter F. Trent and Mary Ann Morris, by Quitclaim Deed filed for record as Instrument No. 20120816-0073626, in the Register's Office for Davidson County, Tennessee. The ½ interest of Derward K. Trent would now be vested in Robert K. Trent, a 1/6th interest, Walter F. Trent, a 1/6th interest and Mary Ann Morris, a 1/6th interest.

EXHIBIT B

ENCUMBRANCES

1. Davidson County taxes for 2015 constitute a lien, but are not yet due and payable.

2. Subdivision restrictions, building lines and easements of record in Instrument Nos. 20010315-0024829 and 20030922-0139711, in the Register's Office of Davidson County, TN.

3. Easement(s) of record at Instrument No. 20030627-0089291, in the aforesaid Register's Office.

4. Declarations at Instrument Nos. 20031015-0153147 and 20050520-0057418, the aforesaid Register's Office.