(2)

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. 28029SP*

BILL GARRETT, Davidson County
Trans:T20150077181 DEEDWARR
Recvd: 09/10/15 14:28 4 pgs
Fees:23.00 Taxes:2775.00
20150910-0092100

*STATE OF TENNESSEE ]*
*COUNTY OF NASSAU ]*

*The actual consideration for this transfer is $750,000.00.*

*Affiant*

*SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF September 2015.*

*Notary Public*

BRENDAN TWOMEY
Notary Public, State of New York
No. 02TW4954748
Qualified in Nassau County
Commission Expires Aug. 14 2017

*My commission expires:*

**Name and Address of New Owner**:

Ole South/Craighead Joint Venture
421 East Iris Drive, Suite 300
Nashville, TN 37204

**Send Tax Bills To:**

New Owner

**Street Address of Subject Property:**

42.81 acres (±), 0 Hamilton Church Road
Antioch, TN 37013

**Map and Parcel:**

164-058

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GIACCHINO SPIEZIO and wife, ELIZABETH SPIEZIO,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **OLE SOUTH/CRAIGHEAD JOINT VENTURE,** a Tennessee joint venture, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Land in the Second Civil District of Davidson County, Tennessee, described according to a survey made by Gary D. Cummings, dated August 1968, as follows:

Beginning at a point on the southerly margin of Hamilton Church Road at the intersection with the southerly margin of said Road and the eastern boundary line of the property conveyed to William D. Martin and wife of record in Book 3799, page 874, Register's Office for said County; thence with said Road North 88° 00' East 327 feet; thence South 3° 30' West 1524.3 feet; thence North 87° 30' West 485.9 feet; thence North 2° 00' East 455.4 feet; thence South 89° 18' West 1,066.2 feet; thence North 3° 45' East 729.3 feet; thence North 87° 15' West 435.3 feet; thence North 6° 45' East 511.5 feet; thence North 14° 45' East 176.2 feet to the southerly margin of Hamilton Church Road; thence with the same, South 66° 50' East 736.4 feet to a point in the western boundary line of said Martin property; thence South 2° 27' West 448.5 feet; thence South 88° 18' East 448 feet; thence South 88° 53' East 287.2 feet; thence North 16° 07' East 381.5 feet to the beginning, containing 43.31 acres, more or less.

Included in the above description but excluded therefrom is that strip or tract of land in Davidson County, Tennessee, described according to a survey made by the Engineering Division of the Public Works Department for the Metropolitan Government of Nashville & Davidson County, Tennessee, known as Project No. 66-R-9, Hobson Pike conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Giacchino Spiezio and wife, Elizabeth Spiezio, of record in Book 4563, page 86, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Giacchino Spiezio and wife, Elizabeth Spiezio, by Warranty Deed from John E. Boner, Clarence N. Boner, Maxine Boner Woods, Sadie Boner Hill, Freddie Mai Boner Ellis, Clara Bell Boner Chadwell, Iris Marie Finney Foster, John I. Finney, Jr., Frank C. Finney and Roy K. Finney of record in Book 4281, page 954, in the Register's Office for Davidson County, Tennessee.

This is unimproved real estate located at 0 Hamilton Church Road, Antioch, Davidson County, Tennessee 37013.

The conveyance of the above described parcel of improved real estate is subject to:

1. Metropolitan Nashville/Davidson County real property taxes for 2015, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee.

2. Grant of Transmission Line Easement to U.S.A. of record in Book 2336, page 541, Register's Office for Davidson County, Tennessee.

3. Right-of-Way Easement granted to Davidson County, Tennessee of record in Book 2544, page 448, in said Register's Office.

4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to the property.

**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 Grantors do covenant with the said Grantee that they 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors 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** their hands this 1 day of September, 2015.

**GIACCHINO SPIEZIO**

**ELIZABETH SPIEZIO**

By: **GIACCHINO SPIEZIO, her Attorney-in-Fact**

**STATE OF NEW YORK** ]
**COUNTY OF** NASSAU ]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GIACCHINO SPIEZIO,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and seal at office, the day and year first above written.

BRENDAN TWOMEY
Notary Public, State of New York
No. 02TW4954748
Qualified in Nassau County
Commission Expires Aug. 14 2017

**NOTARY PUBLIC**

**My commission expires:** 8/14/17

**STATE OF NEW YORK** ]
**COUNTY OF** NASSAU ]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GIACCHINO SPIEZIO,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as Attorney-in-Fact for **ELIZABETH SPIEZIO,** as the free act and deed of the within named **ELIZABETH SPIEZIO,** said Power of Attorney of record in Instrument No. 20150910-0092099 in the Register's Office for Davidson County, Tennessee. **ELIZABETH SPIEZIO** and **ELIZABETH PATRICIA SPIEZIO** are one and the same person.

**WITNESS** my hand and seal at office, the day and year first above written.

BRENDAN TWOMEY
Notary Public, State of New York
No. 02TW4954748
Qualified in Nassau County
Commission Expires Aug. 14 2017

**NOTARY PUBLIC**

**My commission expires:** 8/14/17

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