BILL GARRETT, Davidson County
Trans:T20150084409 DEEDWARRSP
Recvd: 10/05/15 09:50 8 pgs
Fees:43.00 Taxes:20496.52
20151005-0100908

This Instrument Prepared By:
E. H. Camp, III, Esq.
3841 Green Hills Village Dr. Suite 400
Nashville, Tennessee 37217

Address New Owner:
Century Farms, LLC
3841 Green Hills Village Dr.
Suite 400
Nashville, TN 37215

Send Tax Bills to:
Same

Tax Map/Parcel Nos.:
Map 174, Parcels 23 & 218
Map 163, Parcel 341

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LEE A. BEAMAN (the "Grantor"), has bargained and sold, and hereby transfers and conveys to CENTURY FARMS, LLC, a Delaware limited liability company (the "Grantee") and its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This is unimproved property known as Cane Ridge Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereunto belonging, to Grantee, forever.

Said property is conveyed subject to the matters described on Exhibit B attached hereto and incorporated herein by this reference.

GRANTOR COVENANTS and binds himself and his heirs and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 1st day of October, 2015.

Lee A. Beaman
LEE A. BEAMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing Special Warranty Deed was signed and acknowledged before me this 1st day of October, 2015, by Lee A. Beaman, and acknowledged by him to be his free act and deed.

Jane P. Caplenor
Notary Public

JANE P CAPLENOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/3/2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $5,539,600.00.

Grantee

Sworn to and subscribed before me,
this 1st day of October, 2015.

NOTARY PUBLIC

My commission expires: 04/24/2018

DEBORA L. SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires APRIL 24, 2018

EXHIBIT A

Legal Description

Tract No. I:

Parcel 1:

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located east of Cane Ridge Road, being property conveyed to Willie Ethel Turner by deed of record in Book 5635, page 562, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Cane Ridge Road, said point being at the southwesterly corner of the property conveyed to Clark B. Rollins, Jr. et al., by deed of record to Book 4890, page 427, Register's Office for Davidson County, Tennessee; thence leaving said easterly margin with the southerly line of said Rollins property, the following calls: south 86°36'43" east, 194.13 feet to a point; south 85°37'18" east, 99.99 feet to a point; south 83°07'59" west, 213.97 feet to the true point of beginning of the herein described parcel; thence with the easterly line of said Rollins property, north 07°38'20" east, 920.53 feet to a point; thence leaving said easterly line with a southerly line of property conveyed to Martin Goodwin et al, by deed of record in Book 4634, page 267, Register's Office for Davidson County, Tennessee, south 82°22'41" east, 896.84 feet to a point; thence with a westerly line of said Goodwin property, south 07°25 49" west, 920.78 feet to a point; thence north 81°58'09" west, 500.07 feet to a point; thence north 82°51' 12" west, 400.14 feet to the true point of beginning, containing 825,672 square feet for 18.95 acres, more or less.

Tract No. I, Parcel 1 being the same property conveyed to Lee A. Beaman by deeds from Neal L. Hufford and wife, Susan L. Hufford, of record in Book 7871, page 553, said Register's Office, and by deed from Victoria R. Beaman, of record in Book 10779, page 136, said Register's Office.

Parcel 2:

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee located on the southerly side of Interstate 24, being property conveyed to Martin Goodwin, et al, by deed of record in Book 4643, Page 267, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron pin on the southwesterly right-of-way line of 1-24 which iron pin is N 35° 57' 47" E, 135.26 feet from an iron pin at the northeasterly corner of Cloverleaf Estates, Section 7, as of record in Book 5200, Page 258, R.O.D.C.:

THENCE, with said southwesterly right-of-way line of 1-24, S 54° 02' 11" E, 167.83 feet to a concrete monument on said right-of-way line;

THENCE, continuing with said southerly margin the following calls; S 4° 02' 11" E, 2,325.62 feet to a highway right-of-way monument, S 06° 48' 08" W, 314.44 feet to a point; N 83° 11' 52" W, 100.00 feet to a point; S 06° 48' 08" W, 40.00 feet to a point; S 83° 11' 52" E, 100.00 feet to a point; S 06° 48' 08" N, 286.23 feet to a highway right-of-way monument; S 00° 54' 24" N, 226.29 feet to a highway right-of-way monument; S 41° 10' 25" E, 171.96 feet to a highway right-of-way monument; With a curve to the left 376.63 feet to a highway right-of-way monument, said curve having a central angle of 49° 02' 38", a radius of 440.00 feet, a tangent of 200.72 feet, and a chord of S 68° 27' 34" E, 365.24 feet; N 80° 41' 12" E, 67.86 feet to a highway right-of-way monument; N 87° 03' 21 " E, 199.46 feet to a highway right-of-way monument; S 80° 21' 37" E, 103.63 feet to a highway right-of-way monument; N 86° 09' 51 " E,

219.49 feet to a highway right-of-way monument; S 85° 02' 27" E, 140.67 feet to a highway right-of-way monument; S 56° 58' 30" E, 159.98 feet to a highway right-of-way monument; S 42° 01' 13" E, 360.33 feet to a highway right-of-way monument;

THENCE, leaving said southerly margin, N 83° 10' 25" W, 337.71 feet to a corner post;

THENCE, N 84° 02' 59" W, 1,072.98 feet to a point;

THENCE, N 82° 26' 19" W, 769.21 feet to a point;

THENCE, N 84° 05' 14" W, 212.93 feet to a corner post;

THENCE, with the easterly line of property conveyed to Willie Ethel Turner by deed of record in Book 5635, Page 562, R.O.D.C., N 07° 25' 49" E, 920.78 feet to a corner post;

THENCE, with Turner's northerly line, N 82° 22' 41" W, 896.84 feet to a point in the easterly line of property conveyed to Clark B. Rollins, Jr., et al, by deed of record in Book 4890, Page 427, R.O.D.C.;

THENCE, with said easterly line N 07° 38' 20" E 303.29 feet to an iron pin;

THENCE, continuing with said easterly line N 07° 10' 17" E, 439.90 feet, to an iron pin;

THENCE, with the easterly and a northerly line of the property conveyed to Clark B. Rollins, Jr., et al, by deed of record in Book 4949, Page 791, R.O.D.C., the following calls:

N 06° 29' 54" E, 216.18 feet to an iron pin;

S 79° 32' 46" W, 486.00 feet to an iron pin at corner post; N 05° 54' 19" W, 276.90 feet to an iron pin;

THENCE, with the easterly line of Reserve Parcel "A", as shown on the plan of Section Seven, Cloverleaf Estates, as of record in Book 5200, Page 258, R.O.D.C., N 06° 01' 19" W, 385.79 feet to a point at the intersection of the southerly margin of Target Drive and the easterly terminus of said Target Drive;

THENCE, with said terminus N 35° 57' 47" E, 135.26 feet to the point of beginning. Containing 2,758,624 square feet or 63.33 acres, more or less.

Tract No. I, Parcel 2 being the same property conveyed to Lee A. Beaman, unmarried, by deed from Martin Goodwin and Wallace Goodwin, of record in Book 7319, page 936, said Register's Office, and by deed from Victoria R. Beaman, of record in Book 10779, page 136, said Register's Office.

Tract No. II:

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Cane Ridge Road, being the property conveyed to Clark B. Rollins, et al, by deeds of record in Book 4949, page 791 and Book 4890, page 427, R.O.D.C., and being more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated July 7, 1987, as follows:

Beginning at a point in the center of Old Cane Ridge Road (abandoned by Council Bill No. 73- 490), said point being the southwest corner of Cloverleaf Estates, Section 7, of record in Plat Book 5200, page 258, R.O.D.C.;

Thence, with the southerly line of said Cloverleaf Estates, N 79 degrees 41 minutes 41 seconds E, 890.47 feet to an iron pin in the westerly line of the property conveyed to Martin and Wallace Goodwin by deed of record in Book 4634, page 267, R.O.D.C.;

Thence, with the westerly and southerly lines of said Goodwin Tract, the following calls: S 05 degrees 54 minutes 19 seconds E, 276.90 feet to an iron pin; N 79 degrees 32 minutes 45 seconds E, 486.00 feet to an iron pin; S 06 degrees 29 minutes 54 seconds W, 216.18 feet to an iron pin; S 07 degrees 10 minutes 17 seconds W, 439.90 feet to an iron pin; S 07 degrees 38 minutes 20 seconds W, 1,223.82 feet to an iron pin;

Thence, leaving said westerly line with the northerly line of the property conveyed to Van B. Rasbury by deed of record in Book 4030, page 134, R.O.D.C., the following calls: N 83 degrees 07 minutes 59 seconds W, 213.97 feet to an iron pin; N 85 degrees 37 minutes 18 seconds W, 99.99 feet to an iron pin; N 86 degrees 36 minutes 43 seconds W, 194.13 feet to a point;

Thence, leaving said northerly line with the centerline of Cane Ridge Road, the following calls: N 16 degrees 29 minutes 43 seconds W, 117.72 feet to a point; with a curve to the left 116.47 feet to a railroad spike, said curve having a central angle of 10 degrees 30 minutes 02 seconds, a radius of 635.53 feet, a tangent of 58.40 feet and a chord of N 21 degrees 44 minutes 44 seconds W, 116.31 feet; N 26 degrees 59 minutes 45 seconds W, 520.00 feet to a railroad spike;

Thence, leaving said centerline with the centerline of Old Cane Ridge Road (abandoned by Council Bill No. 73-490), the following calls: N 14 degrees 23 minutes 17 seconds W, 151.80 feet to a point; N 17 degrees 23 minutes 17 seconds W, 124.96 feet to a railroad spike; N 10 degrees 28 minutes 44 seconds W, 131.58 feet to a railroad spike; N 06 degrees 07 minutes 24 seconds W, 124.96 feet to an iron pin; N 18 degrees 03 minutes 13 seconds W, 674.68 feet to the point of beginning. Containing 1,852,821 square feet or 42.54 acres, more or less.

Tract No. II being the same property conveyed to Lee A. Beaman by deed from ASL Partnership, a Tennessee general partnership, of record as Instrument No. 20071231-0148694, said Register's Office.

Tract No. III:

Being a parcel of land located in Nashville, Second Civil District, Thirty-first Councilmanic District, Davidson County, Tennessee, located between Hickory Hollow Parkway and Cane Ridge Road west of Old Franklin Road. Being a portion of the property conveyed to H. C. Turner Family Limited Partnership of record in Instrument No. 20010104-0001513, R.O.D.C. also being a portion of Parcel 213, as shown on Davidson County Tax Map No. 174, and being more particularly described as follows:

COMMENCING at an existing monument, located in the westerly right-of-way of Interstate 24 and the southerly boundary of Mid-South Auto Park P.U.D. Boundary Plat of record in Plat Book 6900, Page 659, R.O.D.C.;

THENCE, with said southerly boundary of Mid-South Auto Park P.U.D. Boundary Plat S 83°04'44" E, 337.71 feet to a post;

THENCE, N 83°57'18" W, 50.14 feet, the true POINT OF BEGINNING;

THENCE, leaving said southerly boundary with a severance line the following calls: With a curve to the right 114.07 feet, said curve having a central angle of 108°55'56", a radius of 60.00 feet, a tangent of 84.01 feet and a chord of S 88°24'18" W, 97.65 feet; With a curve to the left 28.60 feet, said curve having

a central angle of 46°49'35", a radius of 35.00 feet, a tangent of 15.16 feet and a chord of N 60°32'3 1 " W, 27.82 feet; N 83°57'18" W, 15.11 feet; With a curve to the left 107.96 feet, said curve having a central angle of 09°27'29", a radius of 654.00 feet, a tangent of 54.10 feet and a chord of N 88°41'04" W, 107.84 feet; S 86°35'12" W, 274.70 feet: With a curve to the right 183.20 feet, said curve having a central angle of 10°11'25", a radius of 1030.03 feet, a tangent of 91.84 feet and a chord of N 88°19'06" W, 182.95 feet; N 83° 13'23" W, 403.48 feet; S 48°34'44" W, 49.03 feet; With a curve to the right 59.19 feet, said curve having a central angle of 03°22'28", a radius of 1004.93 feet, a tangent of 29.60 feet and a chord of S 23°11 '5 1 " W, 59.18 feet; S 24°53'06" W, 839.38 feet; With a curve to the left 984.02 feet, said curve having a central angle of 56°50'59", a radius of 991.74 feet, a tangent of 536.79 feet and a chord of S 03°32'24" E, 944.15 feet; S 31°57'55" E, 171.98 feet to a point; With a curve to the left 45.71 feet to the westerly boundary of Clarence C. Hurt, et.ux. property of record in Book 3975, Page 821, R.O.D.C., said curve having a central angle of 01°53'40", a radius of 1382.39 feet, a tangent of 22.86 feet and a chord of S 32°54'46" E, 45.70 feet;

THENCE, with said westerly boundary S 17°26'47" W, 61.38 feet to the northerly right-of-way of Cane Ridge Road;

THENCE, with said northerly right-of-way the following calls: With a curve to the left 116.05 feet, said curve having a central angle of 14°17'56" a radius of 465.00 feet, a tangent of 58.33 feet and a chord of N 54°07'19" W, 115.75 feet; N 61°16'17" W, 350.32 feet; N 62°30'27" W, 44.74 feet to an existing iron pin in the southeasterly corner of property conveyed to Ron Patterson, et.ux., of record in Book 5368, Page 924, R.O.D.C.;

THENCE, leaving said northerly right-of-way of Cane Ridge Road with the easterly boundary of Patterson property, N 05°52'00" E, 4.38 feet;

THENCE, leaving said easterly boundary with a severance line the following calls: S 61°57'02" E, 21.91 feet; With a curve to the left 149.65 feet, said curve having a central angle of 45°36'32", a radius of 188.00 feet, a tangent of 79.05 feet and a chord of S 84°45'21" E, 145.73 feet; With a curve to the left 85.03 feet, said curve having a central angle of 97°26'35", a radius of 50.00 feet, a tangent of 56.96 feet and a chord of N 23°43'07" E, 75.15 feet; With a curve to the right 950.59 feet, said curve having a central angle of 49°53'17", a radius of 1091.74 feet, a tangent of 507.79 feet, and a chord of N 00°03'33" W, 920.84 feet; N 24°53'06" E, 839.38 feet; With a curve to the left 27.46 feet, said curve having a central angle of 01°44'19", a radius of 904.93, a tangent of 13.73 feet and a chord of N 24°00'27" E, 27.46 feet; N 23°43'02" W, 63.56 feet; N 72°24'22" W, 43.48 feet; With a curve to the right 156.08 feet to the southerly boundary of Mid-South Auto Park, P.U.D. Boundary Plat of record in Plat Book 6900, Page 659, R.O.D.C., said curve having a central angle of 12°21'07", a radius of 724.00 feet, a tangent of 78.34 feet and a chord of N 66°13'49" W, 155.78 feet;

THENCE with said southerly boundary the following calls: S 82°20'38" E, 438.37 feet to an existing iron pin; S 83°57'18" E, 1022.84 feet to the point of beginning; Containing 301,894 square feet or 6.93, acres more or less.

Tract No. III being the same property conveyed to Lee A. Beaman by deed from H. C. Turner Family General Partnership, of record as Instrument No. 20030711-0096694, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, are a lien not yet due and payable.

2. All matters shown on the plan of record in Book 6900, page 659, said Register's Office. (as to Tract Nos. I and II)

3. Right of Way Agreement conveyed to Gulf Interstate Gas Company, of record in Book 2243, page 631, said Register's Office; as amended by Partial Release of Easement of record in Book 4438, page 683, said Register's Office; as further amended by Partial Release of Right-of-Way Agreement, of record in Book 10995, page 619, said Register's Office.

4. Right-of-Way Agreement conveyed to Gulf Interstate Gas Company, of record in Book 2855, page 19, said Register's Office, as amended by Amendment of record in Book 4536, page 540, said Register's Office.

5. Right-of-Way easement granted to Columbia Gulf Transmission Company, as set out in the Final Decree, of record in Book 3536, page 623, said Register's Office.

6. Right of Way Agreement conveyed to Columbia Gulf Transmission Company, of record in Book 4226, page 909, said Register's Office.

7. Grant of Transmission Line Easement of record in Book 2393, pages 304 and 308, said Register's Office.

8. Easement granted to the Electric Power Board, contained in the deed of record in Book 5114, page 695, said Register's Office.

9. Easement conveyed to the Electric Power Board, of record in Book 5191, page 607, said Register's Office.

10. Easement conveyed to the Electric Power Board, of record in Book 5380, page 718, said Register's Office.

11. Easement conveyed to the Electric Power Board, of record in Book 5380, page 726, said Register's Office.

12. Sanitary Sewer and/or Storm Drainage Easement, of record in Book 7026, page 728, said Register's Office.

13. Sanitary Sewer and/or Storm Drainage Easement of record in Book 10198, page 336, said Register's Office.

14. Sanitary Sewer and/or Storm Drainage Easement of record in Book 11112, page 843, said Register's Office.

15. Sanitary Sewer and/or Storm Drainage Easement of record in Book 11112, page 873, said Register's Office.

16. Right of Way Dedication, Road Location and Development Agreement of record as Instrument No. 20030711-0096695, said Register's Office.

17. Access and Utility Easement of record as Instrument No. 20030711-0096696, said Register's Office.

18. Lease Agreement by and between J. B. and wife, Susie Turner and National Advertising Company, of record in Book 4272, page 412 and Book 4375, page 154, said Register's Office.

19. Sign Location Lease, by and between J. B and Susie Turner and White Advertising International, of record in Book 4889, page 642, said Register's Office.

20. Lease, by and between Wallace and Martin Goodwin and Whiteco Metrocom, of record in Book 7235, pages 744 and 750, said Register's Office.

21. Rights of ingress and egress to family burial grounds reserved in the deed of record in Book 497, page 1, said Register's Office.

22. Family burial ground with right of ingress and egress thereto as set out in the deed of record in Book 1290, page 383, said Register's Office.

23. Implied easement for ingress and egress to and from private cemetery site in the middle of 1-24 cloverleaf, lands previously sold to Cousins.

24. Lack of direct access to Interstate 24, a controlled access highway.