This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

Davidson County DEEDWARRSP
Recvd: 10/05/15 10:52 6 pgs
Fees:33.00 Taxes:3422.50
20151005-0101001

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Richland South, LLC 749 Duncan Court Brentwood, TN 37027	Richland South, LLC 749 Duncan Court Brentwood, TN 37027	134-260.00 134-259.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE**, a Tennessee nonprofit corporation (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **RICHLAND SOUTH, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its sucessors and assigns, to warrant and forever defend the title to said Property to said Grantee, its sucessors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures Commence on Following Page]

Witness my hand this October 2, 2015.

YOUNG MEN'S CHRISTIAN ASSOCIATION OF MIDDLE TENNESSEE, a Tennessee nonprofit corporation

By: Peter Oldham
Name: PETER OLDHAM
Its: Chief Administrative Officer

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Peter Oldham, the Chief Administrative Officer of the Young Men's Christian Association of Middle Tennessee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 2nd day of October, 2015.

Stephanie Frey
Notary Public

STEPHANIE FREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires:
11-3-2015

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $925,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 2nd day of October, 2015.

Jodean M. King
NOTARY PUBLIC

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

EXHIBIT "A"

411 METROPLEX DRIVE

BEING a parcel of land in Nashville, the First Civil District, Davidson County, Tennessee, on the Plan of Metroplex Section 4 lot 2, of record in Book 5800, page 228, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a monument in the westerly margin of Metroplex Drive, said monument being the northeast corner to Lot No. 1 shown on Harding Place Park, of record in Book 4060, page 81, Register's Office for Davidson County, Tennessee, and said monument also being N 05° 15' E, 200.0 feet from the northerly margin of Harding Place; thence, leaving said margin with the northerly line to said Lot No. 1, N 89° 07' 30" W, 175.2 feet to a monument, the northwest corner to said Lot No. 1; thence, N 05° 31' 10" E. 20.0 feet to a monument, a northeast corner to Lot No. 2; thence, with a northerly line to said Lot No. 2, N 88° 55' 50" W, 260.0 feet to a monument, a corner to said lot; thence, with an easterly line to said lot, N 01° 01' 10" E, 257.60 feet to a monument, a northeast corner to said lot, said monument also being the northwest corner to Reserved for Future Development Tract heretofore mentioned; thence, leaving Lot No. 2 and Reserved Tract, N 02° 16' E, 22.4 feet to a point; thence, with a line parallel to the heretofore mentioned Lot No. 2, S 88° 55' 50" E, 391.16 feet to the westerly margin of Metroplex Drive; thence, with said margin, S 13° 25' 0" E, 77.78 feet to a point; thence, continuing with said margin with a curve to the right having a radius of 648.95 feet, a central angle of 19° 58' 58", a tangent distance of 114.33 feet, a chord of S 04° 44' 29" E, 225.19 feet, with arc of said curve 226.33 feet to the point of beginning. Containing 121,352 S. F. or 2.78 acres, more or less.

Being the same property conveyed to the Young Men's Chritian Association of Nashville and Middle Tennessee, of record in Book 8468, page 571, Register's Office for Davidson County, Tennessee.

425 METROPLEX DRIVE

Land in Davidson County, Tennessee, being known as that property shown as Section Ten, Metroplex, of record in Book 6200, page 524, said Register's Office, more particularly described as follows:

Being a parcel of land in Nashville, First Civil District of Davidson County, Tennessee, located between the westerly/southerly margin of Metroplex Drive and the northerly line to Section Four, Metroplex, of record in Book 5800, page 228, said Register's Office, part of said parcel in the southerly portion as part of "Reserved for Future Development" shown on Resubdivision Section One, Lots One-Five and Lot Seven, Harding Place Park, North, of record in Book 4675, page 85, said Register's Office, and being more particularly described as follows:

Beginning at a concrete monument at the point of intersection of the westerly margin of Metroplex Drive and the northerly line to Section Four, Metroplex of record in Book 5800, page 228, said Register's Office, also said monument being 504.11 feet northerly from the north margin of Harding Place; thence, leaving said margin with said northerly line North 88° 55' 50" West, 236.16 feet to a concrete monument; thence, leaving said northerly line North 02° 16' 00' East 357.27 feet to the southerly margin of Metroplex Drive; thence, with said margin with a curve in a southeasterly direction, 279.64 feet to a point; said curve having a radius of 307.32 feet, a central angle of 53° 59' 58" a tangent distance of 156.59 feet and a chord of South 41° 38' 39" East, 279.04 feet, thence continuing with said margin South 13° 25' 01" East, 157.36 feet to the point of beginning, containing 58,840 square feet or 1.35 acres, more or less.

BEING the same property conveyed to Young Men's Christian Association of Nashville and Middle Tennessee, of record in Book 9209, Page 92, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Book 5800, Page 228, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plat of record in Book 6200, Page 524, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6112, Page 37, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictive Covenants of record in Book 6171, Page 692, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

