BILL GARRETT, Davidson County
Trans:T20150100682 DEEDWARRSP
Recvd: 11/25/15 15:59 5 pgs
Fees:28.00 Taxes:15615.48
20151125-0120005

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

Address New Owner:	Send Tax Bills to:	Tax Map/Parcel Nos.:
		Part of 17400005300
CHS Realty Holdings III, LLC	Same	17400018400
4000 Meridian Boulevard		Part of 17400021300
Franklin, TN 37067		

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, **CENTURY FARMS, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys to **CHS REALTY HOLDINGS III, 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 located on Cane Ridge Road, Nashville, Tennessee 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 itself and its successors 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 caused this instrument to be executed by the undersigned, a duly authorized officer of Development Partners, LLC, the Manager of Grantor, on this the 25th day of November, 2015.

CENTURY FARMS, LLC,
a Delaware limited liability company

By: Development Partners, LLC, a Tennessee limited liability company, its Manager

By: _____
Its: Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Development Partners, LLC, a Tennessee limited liability company, the Manager of Century Farms, LLC, a Delaware limited liability company, has signed the foregoing conveyance by William A. Oldacre, its Director, who is known to me, and who acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as act of Development Partners, LLC, as Manager of Century Farms, LLC.

Given under my hand and seal of office this the 25th day of November, 2015.

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

_____
NOTARY PUBLIC

My Commission Expires: 04/24/2018

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $4,220,400.00.

Jennifer L. Johnson

Sworn to and subscribed before me,
this 25th day of November, 2015.

Linda J. Boggess
NOTARY PUBLIC

My commission expires: 7-2-2018

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES:
JULY 2, 2018

EXHIBIT A

Legal Description

Lot 1 of plat of the Subdivision of Century Farms, recorded September 17, 2015, at Instrument No. 20150917-0094651, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Century Farms, LLC, a Delaware limited liability company, by deeds from H. C. Turner Family General Partnership dated July 27, 2015, of record as Instrument No. 20150728-0074168, Mary Jane Hurt dated July 27, 2015, of record as Instrument No. 20150728-0074169, Nancy Turner Morton dated July 27, 2015, of record as Instrument No. 20150728-0074170, Mary Jane Hurt and Nancy Turner Morton dated July 27, 2015, of record as Instrument No. 20150728-0074171, and Ralph Howard Maxson, IV and wife, Lisa Maxson dated July 27, 2015, of record as Instrument No. 20150728-0074172, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Real Property taxes for 2016 and subsequent years, a lien not yet due and payable.

2. All matters shown on the plan of record as Instrument No. 20150917-0094651, Register's Office for Davidson County, Tennessee.

3. Transmission Line Easements, conveyed to the United States of America, of record in Book 2393, pages 304 and 308, said Register's Office.

4. Sanitary Sewers and/or Storm Drainage Easement of record in Book 10187, pages 893 and 897, said Register's Office.

5. Access easement to and from the cemetery located on the subject property.

6. All matters shown on the survey prepared by Gresham Smith and Partners, Kenneth D. Church, TN RLS No. 1004, dated August 26, 2015, last revised November 16, 2015.

7. Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms, of record in Instrument No. *_____, said Register's Office.

*20151125-0120004