Davidson County DEEDWARRSP
Recvd: 12/04/15 15:07 5 pgs
Fees:28.00 Taxes:592.00
20151204-0122613

FROM: SOUTHPOINT, LLC, a Tennessee limited liability company

TO: GATEWAY POPLAR, INC., a California corporation

| Address of New Owner: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Gateway Poplar, Inc.<br>c/o Boyle Investment Company<br>Attn: Thomas McDaniel<br>2000 Meridian Blvd., Ste. 250<br>Franklin, TN 37067 | Same as New Owner | P/O 160-00-0-211.00 |

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, LLP, 511 Union Street, Suite 2700, Nashville, TN 37219-1760

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this the 4 day of December, 2015.

NOTARY PUBLIC

My Commission Expires: TAYLER NORMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2018

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## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SOUTHPOINT, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GATEWAY POPLAR, INC.**, a California corporation, hereinafter called the GRANTEE, its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Real Property"), to wit:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

The Real Property is an unimproved tract of land that is a portion of a larger improved tract of land which has a street address of 2000 American General Way, Brentwood, Davidson County, TN 37207.

TO HAVE AND TO HOLD the Real Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors or assigns forever, subject to any and all encumbrances, covenants, conditions, restrictions, easements and matters that are of record in the Register's Office for Davidson County, Tennessee that may affect the Real Property (collectively, the "Permitted Encumbrances").

GRANTOR further covenants and binds itself and its representatives, heirs and assigns to warrant specially and forever defend the title to the Real Property to GRANTEE, its successors or assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the Permitted Encumbrances), but not further or otherwise. 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.

**[end of page - signature of Grantor is on following page]**

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 4th day of December, 2015.

**Grantor:**

**SOUTHPOINT, LLC**, a Tennessee limited liability company

By: Nicholas L. Paul
Print Name: NICHOLAS L. PAUL
Print Title: VICE PRESIDENT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared NICHOLAS L. PAUL, with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the VICE PRESIDENT of **SOUTHPOINT, LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she as such VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said NICHOLAS L. PAUL as such VICE PRESIDENT.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 3rd day of December, 2015.

Robin L. Tickle
NOTARY PUBLIC

My Commission Expires: 12-6-16

ROBIN L. TICKLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
DECEMBER 6, 2016

## Exhibit A
## (To Special Warranty Deed)

## Legal Description of the Real Property

BEING A CERTAIN PARCEL OF LAND, IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TN, BEING A PART OF LOT 3, OF BRENTWOOD COMMONS AS RECORDED IN DOCUMENT #199610049700258-3 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WESTERLY CORNER OF LOT 1 OF BRENTWOOD COMMONS, AS RECORDED IN DEED BOOK 6900 PAGE 328 IN THE REGISTERS OFFICE IN DAVIDSON COUNTY, TENNESSEE, THENCE, ALONG THE LINES OF SAID LOT 1 AND THE SOUTH LINE OF LOT 3 OF THE AFOREMENTIONED PLAT, S86°02'20"E, 726.36 FEET TO THE POINT OF BEGINNING;

THENCE, LEAVING THE COMMON LINES OF LOTS 1 AND 3 AND WITH A NEW LINE THROUGH SAID LOT 3; S86°03'45"E 267.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF WAY LINE OF AMERICAN GENERAL WAY BOOK 9600 PAGE 259, AND A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 22°42'02"; THENCE, ALONG SAID CURVE AN ARC LENGTH OF 184.23 FEET (CHORD BEARING OF S01°09'38"E, 183.03 FEET) TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE S12°30'39"E, 20.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE LEAVING SAID ROW AND WITH THE SOUTH LINE OF SAID LOT 3 S77°29'21"W, 38.17 FEET TO A POINT ON NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 257.00 FEET AND A CENTRAL ANGLE OF 79°57'44" AND BEING A COMMON CORNER OF SAID LOT 1 AND LOT 3 PER DOCUMENT NUMBER 9700 PAGE 259. THENCE WITH THE ORIGINAL COMMON LINE BETWEEN SAID LOTS 1 AND 3, AN ARC LENGTH OF 358.67 FEET (CHORD BEARING N46°03'29"W 330.26 FEET) TO THE POINT OF BEGINNING

AND CONTAINING 0.395 ACRES MORE OR LESS.

BEING a part of the same property conveyed to Southpoint, LLC, a Tennessee limited liability company by deed from American General Life Insurance Company of record in Instrument No. 201408130072917, 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:

