BILL GARRETT, Davidson County
Trans:T20160001120 DEEDWARRSP
Recvd: 01/06/16 10:55 5 pgs
Fees:28.00 Taxes:14430.00
20160106-0001203

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
BIC Investments, LLC c/o Tim Romero 1028 Nashville Highway Columbia, Tennessee 38401	Same	Map 161-15-OB, Parcels: 063.00, 064.00, 065.00, 066.00, 067.00, 068.00, 069.00, 070.00, 094.00, 095.00, 096.00, 097.00, 098.00, 099.00, 100.00, 101.00, 102.00, 103.00, 104.00, 105.00, 106.00, 107.00, 108.00, 109.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROSE MONTE HOLDINGS, a Tennessee general partnership (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to BIC INVESTMENTS, LLC, a Wyoming limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located on Steffisburg Drive, Nashville, TN 37211.

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

Grantor covenants and binds itself and its successors 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 not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 4 day of January, 2016.

ROSE MONTE HOLDINGS,
a Tennessee general partnership

By: _____
Name: Justin Morgan
Title: Partner

STATE OF TENNESSEE)

COUNTY OF KNOX)

ROBIN QUEENER GENTRY ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF ANDERSON

Personally appeared before me, the undersigned, a Notary Public, Justin Morgan, with whom I am personally acquainted, who acknowledged that he is a Partner of Rose Monte Holdings, a Tennessee general partnership, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is authorized by the partnership to execute this instrument on behalf of the partnership.

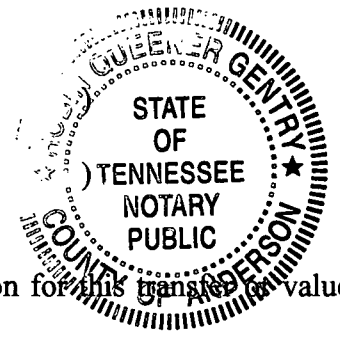
WITNESS my hand, at office, this 30 day of December, 2015.

Robin Queener Gentry
Notary Public

My Commission Expires: 11-25-17

STATE OF TENNESSEE

COUNTY OF KNOX



The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,900,000.00.

Sworn to and subscribed before me this 30th day of December, 2015.

Robin Queener Gentry
Notary Public

My Commission Expires:

11-25-17

EXHIBIT A

Land in Davidson County, Tennessee, being Unit Nos. 226, 227, 228, 229, 230, 231, 232, 233, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, and 272, together with the private elements appurtenant thereto, on the Plan of RoseMonte, a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed for RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20051117-0138877, Register's Office for Davidson County, Tennessee; and First Amendment to Master Deed for RoseMonte Townhomes, of record at Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is further made to the Plan of RoseMonte Townhomes, shown as Exhibit "B" to the First Amendment to Master Deed for RoseMonte Townhomes, of record at Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to Rose Monte Holdings, a Tennessee general partnership, by Deed recorded at Instrument No. 20150727-0073828, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2016 and subsequent years, a lien not yet due and payable.

2. Plans of record in Plat Book 6250, Page 763, as corrected in Book 6749, Page 640; Plat Book 6900, Page 806, and Instrument No. 20021107-0137236, of record in the Register's Office for Davidson County, Tennessee.

3. Master Deed establishing a Horizontal Property Regime of Rose Monte Townhomes of record as Instrument No. 20051117-0138877, as amended by Instrument No. 20070517-0059078, of record in the Register's Office for Davidson County, Tennessee.

4. Amended and Restated Charter of Rose Monte Townhomes Owners Association recorded at Instrument No. 20051122-0141352, Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in and to the common areas and/or elements.

6. Agreement for Dedication Easement for Water Distribution Lines & Access Road to the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20020919-0114212, in the Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement with Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20021104-0134971, in the Register's Office for Davidson County, Tennessee.

8. Grant of Transmission Line Easement to the United States of America, of record in Book 2400, Page 596, Register's Office for Davidson County, Tennessee.

9. Permanent Easement and Right-of-Way for Street Purposes to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4730, Page 607, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6710, Page 495, Register's Office for Davidson County, Tennessee.

11. Grant of Easement between Comcast of Nashville I, LLC (Grantee) and MACS Development Group, LLC (Grantor) of record as Instrument No. 20091020-0096978, in the Register's Office for Davidson County, Tennessee.

12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20150707-0065555, Register's Office of Davidson County, Tennessee.

13. Rights of tenants under unrecorded leases.