SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160004956 DEEDWARRSP
Recvd: 01/19/16 16:00 5 pgs
Fees: 28.00 Taxes: 1665.00
20160119-0005439

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

June Rowell
Affiant

Subscribed and sworn to me on January 15th, 2016.

April N. Bradley
NOTARY PUBLIC

My commission expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY/RECORD & RETURN TO:
Jeremy H. Cherry, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28974

R & R to: Box 36

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Green Trails, LLC 2925 Berry Hill Drive Nashville, TN 37204	SAME	181-36 (PART OF)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SAF Properties, LLC, a Tennessee limited liability company, "GRANTOR"**, has bargained and sold, and by these presents does transfer and convey unto **Green Trails, LLC., a Tennessee limited liability company, "GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Storm Water Detention Agreement of record in Instrument No. 20060526-0062237, Register's Office for Davidson County, Tennessee.

3. Metro Letter of record in Book 5612, page 9, Register's Office for Davidson County, Tennessee.
4. Application for Greenbelt Assessment -Agricultural of record in Book 8850, page 511, Register's Office for Davidson County, Tennessee.
5. Easement for the flow of the waters of any creeks or streams and the rights of the public therein.
6. Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams, free from diminution or pollution.
7. No insurance is afforded as to the exact amount of acreage contained in the insured premises.
8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;

This property is also known as unimproved property located at 6079 Culbertson Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, 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.

WITNESS our hands on January 15th, 2016.

SAF Properties, LLC, a Tennessee ~~limited liability~~ company

BY: _____

FRED YAZDIAN

ITS: President

****NOTARY ACKNOWLEDGEMENT FOLLOWING ON PAGE 3****

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared FRED YAZDIAN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President or other officer authorized to execute the instrument) of SAF Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of SAF Properties, LLC, a Tennessee limited liability company, by himself as said President.

Witness my hand and official seal this 15th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

LEGAL DESCRIPTION "EXHIBIT A" FOLLOWING ON PAGE 4

EXHIBIT "A"

The following legal description is for a tract of land in the 31st Civil District of Davidson County, City of Nashville, Tennessee, located on the lands of SAF Properties, LLC, of record in Instrument Number 20140219-0014127, R.O.D.C., TN.

Commencing at a Point, said point being in the west right-of-way of Ochoa Lane, in the south line of Indian Creek Phase Three, Section One, of record in Instrument Number 20140407-0028956, R.O.D.C., TN, and in the north line of said SAF Properties, LLC;

Thence, with the west right-of way of said Ochoa Lane and the south line of said Indian Creek Phase Three, Section One, South 24 Degrees 01 Minutes 25 Seconds East, a distance of 55.90 feet to a point, said point being the end of said Ochoa Lane;

Thence, continuing with the south line of said Indian Creek Phase Three, Section One, North 65 Degrees 58 Minutes 35 Seconds East, a distance of 196.15 feet to a point, said point being the southeast corner of said Indian Creek Phase Three, Section One;

Thence, leaving the line of said Indian Creek Phase Three, Section One and going through the land of said SAF Properties, LLC, South 26 Degrees 41 Minutes 04 Seconds East, a distance of 108.39 feet to a point, said point being the true point of beginning of the herein described tract of land;

Thence North 54 Degrees 10 Minutes 49 Seconds East, a distance of 35.45 feet to a point;

Thence North 60 Degrees 39 Minutes 08 Seconds East, a distance of 157.01 feet to a point;

Thence along a curve to the right, having a delta of 00 Degrees 13 Minutes 12 Seconds, a radius of 782.18 feet, a tangent of 1.50 feet, an arc length of 3.00 feet, a chord bearing of North 29 Degrees 14 Minutes 16 Seconds West, and a chord length of 3.00 feet to a point;

Thence North 60 Degrees 52 Minutes 20 Seconds East, a distance of 102.87 feet to a point, said point being in the south line of Indian Creek Phase One, Section One, of record in Instrument Number 20060330-0035946, R.O.D.C., TN;

Thence, with the south line of said Indian Creek Phase One, Section One, South 34 Degrees 55 Minutes 44 Seconds East, a distance of 183.40 feet to a point;

Thence South 44 Degrees 47 Minutes 14 Seconds East, a distance of 222.90 feet to a point, said point being the southeast corner of said Indian Creek Phase One, Section One and in the west line of Indian Creek Section Five, of record in Instrument Number 20030424-0055115, R.O.D.C., TN;

Thence, with the west line of said Indian Creek Estates Section Five, South 08 Degrees 16 Minutes 11 Seconds West, a distance of 427.58 feet to a point, said point being the southwest corner of said Indian Creek Estates Section Five and in the north line of Green Trails, LLC, of record in Instrument Number 20151030-0110859 R.O.D.C., TN;

Thence, with the north line of said Green Trails, LLC, North 83 Degrees 22 Minutes 46 Seconds West, a distance of 350.35 feet to a point, said point being the northwest corner said Green Trails, LLC and the northeast of Concord Place 2, Phase 3, of record in Instrument Number 20080808-0082075, R.O.D.C, TN;

Thence, going through the land of said SAF Properties, LLC, North 02 Degrees 42 Minutes 13 Seconds East, a distance of 377.94 feet to a point;

Thence North 37 Degrees 16 Minutes 31 Seconds West, a distance of 205.33 feet to the point of beginning, and containing 236,897.90 square feet or 5.438 acres., all according to a survey prepared by Land Solutions Company, LLC, Kevin Estes, PE, License No. 106528.

Being the same property conveyed to SAF Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated, September 29, 2004 from Hurley-Y, a Tennessee general partnership, recorded on October 1, 2004 as Instrument No. 20041001-0118249. in the Davidson County Register's Office, Tennessee. The said SAF Properties, a Tennessee partnership having been converted to SAF Properties, LLC, a Tennessee limited liability company by Articles of Conversion recorded as Instrument No. 20140219-0014127, in the Davidson County Register's Office, Tennessee.