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.

BILL GARRETT, Davidson County
Trans:T20160006774 DEEDWARRSP
Recvd: 01/26/16 12:33 4 pgs
Fees:23.00 Taxes:1054.50
20160126-0007460

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Richland South, LLC 1442 Bell Road, Nashville, TN 37211	Richland South, LLC 749 Duncan Court Brentwood, TN 37027	Map 162, Parcel 116.00

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, **IRON POWER PROPERTIES,** a Tennessee general partnership (hereinafter collectively 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 unimproved 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 successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors 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*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of January, 2016.

GRANTOR:

IRON POWER PROPERTIES,
a Tennessee general partnership

By: _____
Name: CHARLES A. LEACH
Its: PARTNER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles Leach, the Partner of Iron Power Properties, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Partner executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Iron Power Properties as such Partner.

Witness my hand and official seal this 21st day of January, 2016.

_____
Notary Public

KAYLA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

1/8/19

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $285,000.00, 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 21st day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____

WILLIAM W. BURTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Exhibit "A"

Legal Description of Property

Land in the 5th Civil District of Davidson County, Tennessee, and being Tract 2 on a survey by R. Bruce Rainey, dated September 20, 1983, and described as follows: Beginning at an iron pin set in the southerly margin of Bell Road (Old Hickory Boulevard) said pin being N 56° 15' 51" E 326.20 feet from the northeast corner of the property conveyed to Raymond Watson and wife, by deed of record in Book 3461, Page 501, Register's Office for Davidson County, Tennessee; thence with said margin, N 56° 15' 51" E 26.20 feet to an iron pin; thence leaving said margin S 16° 19' 39" E 207.08 feet to an iron pin; thence S 14° 37' 30" E 306.17 feet to an iron pin; thence S 38° 26' 02" E 429.24 feet to an iron pin; thence S 02° 26' 16" E 133.42 feet to an iron pin; thence S 84° 01' 25" E 307.36 feet to an iron pin; thence S 7° 46' 37" W 489.27 feet to an iron pin; thence S 83° 27' 01" E 449.74 feet to an iron pin; thence S 08° 10' 44" W 445.36 feet to an iron pin; thence N 84° 01' 25" W 502.10 feet to an iron pin; thence N 15° 07' 36" W 490.57 feet to an iron pin; thence N 02° 26' 16" W 607.72 feet to an iron pin; thence N 38° 26' 02" W 426.32 feet to an iron pin; thence N 14° 56' 31" W 307.55 feet to an iron pin; thence N 16° 19' 39" W 202.45 feet to the point of beginning, and containing 10.0 acres, more or less.

Being the same property conveyed to Iron Power Properties by Warranty Deed of record in Instrument No. 20091117- 0105884, Register's Office for Davidson County, Tennessee.

Address: 1442 Bell Road, Nashville, TN 37211

Tax ID: Map 162, Parcel 116.00

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2016; a lien, but not yet due or payable.

2. Easements of record in Book 2481, Page 14, and Book 3918, Page 703, Register's Office for Davidson County, Tennessee.

3. Permanent Easement of record in Book 6161, Page 731, said Register's Office.

4. Covenants, conditions, restrictions and agreements contained in the Codes Letter regarding sewage soil absorption system and sanitary sewer of record in Book 6380, Page 411, said Register's Office.

5. Easement granted to Piedmont Natural Gas Company, Inc., of record as Instrument No. 20120905-0080239, said Register's Office.

6. TVA easement crossing said land disclosed by the instrument of record as Instrument No. 20120905-0080239, said Register's Office.