BILL GARRETT, Davidson County
Trans:T20160031436 DEEDWARR
Recvd: 04/18/16 13:00 5 pgs
Fees:28.00 Taxes:1202.50
20160418-0037138

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
Carter Clements
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

From: ANTHONY CAMDEN SUGGS and MIKE SUGGS, Grantors

Map-Parcel Number:
031-00-0-167.00

To: HICKORY RIDGE APARTMENTS, PHASE II, L.P., a Tennessee limited partnership, Grantee

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Address New Owner(s):

Hickory Ridge Apartments, Phase II, L.P.
6060 Lee Road 54
Opelika, Alabama 36804

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Hickory Ridge Apartments, Phase II, L.P.
6060 Lee Road 54
Opelika, Alabama 36804

STATE OF ALABAMA)
COUNTY OF LEE)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Twenty Five Thousand and 00/100 Dollars ($325,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of April, 2016.

Notary Public

My Commission Expires: 2/11/2017

MARCY E. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Three Hundred Twenty Five Thousand and 00/100 Dollars ($325,000.00), the receipt and sufficiency of which are hereby acknowledged, ANTHONY CAMDEN SUGGS, and MIKE SUGGS ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto HICKORY RIDGE APARTMENTS, PHASE II, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property in Whites Creek, Davidson County, Tennessee, being a portion of Tax Parcel 031-00-0-167.00.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. Grantors confirm that the property is unimproved and is not the usual place of residence of the grantors or their spouses, if any.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Anthony Camden Suggs By Mike Suggs
MIKE SUGGS as Attorney-In-Fact for
ANTHONY CAMDEN SUGGS Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the Undersigned, a Notary Public of said County and State, personally appeared ANTHONY CAMDEN SUGGS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MIKE SUGGS and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of Mike Suggs.

Witness my hand and seal, at Office in Nashville, Tennessee, this 15th day of April, 2016.

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mary Birthright
Notary Public

My Commission Expires: 08-20-19

Mike Suggs
MIKE SUGGS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the Undersigned, a Notary Public of said County and State, personally appeared MIKE SUGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 15th day of April, 2016.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 08-20-19

EXHIBIT A

PROPERTY DESCRIPTION

Situated in District No. 9 of Davidson County, Tennessee, and without the corporate limits of the City of Nashville, Tennessee, and being all of Lot 2, as shown on the Final Plat of the Hickory Ridge S/D, of record as Instrument No. 20091217-0114656, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

TOGETHER WITH AND SUBJECT TO the rights of others in the joint permanent easements for ingress and egress as shown on the above referenced plat and as set out in Instrument No. 20021204-0149561, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ANTHONY CAMDEN SUGGS AND MIKE SUGGS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from L & R PROPERTIES, A TENNESSEE PARTNERSHIP COMPOSED OF LUTHER BRATTON AND HENRY RAGAN HALL, III, of record in Instrument No. 20130603-0055841, dated May 23, 2013, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 031-00-0-167.00.

2. Matters shown on the Plan of record in Instrument No. 20091217-0114656, said Register's Office.

3. Storm Water Detention Agreement of record in Instrument No. 20091216-0114370, said Register's Office.

4. Subject to perpetual, non-exclusive easement for ingress and egress as set forth in deed of record in Instrument No. 20021204-0149561, said Register's Office.