| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Family Golf of Nashville, Inc.**<br>**5204 Blue Hole Road**<br>**Antioch, TN 37013-4208** | **16200006200** | **Family Golf of Nashville, Inc.**<br>**5204 Blue Hole Road**<br>**Antioch, TN 37013-4208** |
| This instrument prepared by: Bradley Arant Boult Cummings LLP<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **BELL ROAD, L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **FAMILY GOLF OF NASHVILLE, INC.** (the "Grantee"), Grantee's successors and assigns, certain property located in Davidson County, Tennessee being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me this 25th day of May, 2016.

Notary Public

My Commission Expires: 6-21-2016

CAROL A. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Expires JUNE 21, 2016

BILL GARRETT, Davidson County
Trans:T20160044513 DEEDWARR
Recvd: 05/26/16 11:35 4 pgs
Fees:23.00 Taxes:1572.50
20160526-0053112

This conveyance of the Property is made subject to those matters shown on EXHIBIT B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as **5204 Blue Hole Road, Antioch, Tennessee 37013**.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenant and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 25th day of May, 2016.

**BELL ROAD, L.P.**
a Tennessee limited partnership

By: Bell Road Associates, Inc., General Partner

By: William H. Cammack
William H. Cammack, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William H. Cammack, 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 of Bell Road Associates, Inc., the General Partner of BELL ROAD, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such Presdient, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Bell Road Associates, Inc., General Partner of Bell Road, L.P., by himself as such President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 25th day of May, 2016.

Carol A. Wilson
Notary Public

My Commission Expires:
6-21-2016

CAROL A. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# EXHIBIT A

## (Legal Description)

A tract of land in the Fifth Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the easterly margin of Blue Hole Road at the southwest corner of the property conveyed to M.D. Capps, of record in Book 919, page 143, Register's Office for Davidson County, Tennessee; thence South 89° 31' East, 802 feet to a creek; thence with said creek, South 3° 42' East, 448.23 feet, South 19° 08' East, 199.25 feet, South 8° 13' West, 312.66 feet and South 48° 22' West, 356.81 feet to the northerly margin of Bell Road; thence with the same, North 78° 11' West, 807.95 feet; thence North 30° 23' West, 33 feet to the easterly margin of Blue Hole Road; thence with the same, North 19° 07' East, 456.55 feet, North 8° 58' East, 422.11 feet and North 2° 56' East, 150.26 feet to the beginning containing 23.51 acres, more or less.

Being part of the same property conveyed to Bell Road, L.P., a Tennessee limited partnership, by Quitclaim Deed from James I. Vance Berry, Trustee dated November 15, 1994, as of record in Book 9522, page 946, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

## (Permitted Exceptions)

1. Davidson County real property tax.

2. Easement for the flow of the waters of Mill Creek and the right of the public therein.