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:T20160063805 DEEDWARRSP
Recvd: 07/25/16 13:11 4 pgs
Fees:23.00 Taxes:1143.30
20160725-0076347

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Richland South, LLC 749 Duncan Court Brentwood, TN 37027	Richland South, LLC 749 Duncan Court Brentwood, TN 37027	162-00-0-122.00 162-00-0-117.00

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, **BELL ROAD, L.P.**, a Tennessee limited 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 July, 2016.

GRANTOR:

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

By: **BELL ROAD ASSOCIATES, INC.**, a Tennessee corporation, its general partner

By: _____
Name: William H. Cammack
Its: President

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William H. Cammack, the President of Bell Road Associates, Inc., the general partner of Bell Road, L.P., a Tennessee limited partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the President of Bell Road Associates, Inc., the general partner of Bell Road, L.P., a Tennessee limited partnership, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name as the President of Bell Road Associates, Inc., the general partner of Bell Road, L.P., a Tennessee limited partnership.

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

_____
Notary Public

My Commission Expires:

March 3, 2020

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3, 2020

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 $309,000.00, 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 20th day of July, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 5-25-20

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

Exhibit "A"

Legal Description of Property

Beginning an iron pin on the easterly margin of Blue Hole Road, said point being the north corner of the property conveyed to Ben Allen Shelton, Jr., of record in Book 3769 page 39 Register's Office for Davidson County, Tennessee. Thence with said road north 34 deg. 54 min. east 400.05 feet, north 39 deg. 35 min. east 73.08 feet, north 30 deg. 25 min. east 434.96 feet, north 17 deg. 36 min. east 474.72 feet; thence north 59 deg. 49 min. east 37.12 feet to the southerly margin of Bell Road; thence with the same, south 78 deg. 11 min. east 771.20 feet to the center of a creek; thence with said creek south 44 deg. 04 min. west 164.04 feet; thence south 65 deg. 13 min. west 226.71 feet; thence south 74 deg. 23 min. west 239.10 feet; thence south 48 deg. 22 min. west 246. 73 feet; thence south 47 deg. 13 min. west 698.11 feet; thence south 41 deg. 01 min. west 534.69 feet, to the beginning, containing 9.14 acres, more or less.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in the conveyances of record in Book 7838, Page 934 and in Book 10223, Page 549, Register's Office for Davidson County.

MAP/PARCEL: 16200012200

Beginning at a point in the westerly margin of Blue Hole Road, said point being 25 feet opposite and radial to a point in the centerline of Blue Hole Road that is in the southerly and westerly direction a distance of 1920.52 feet from the centerline intersection of Blue Hole Road with Bell Road; thence with the westerly margin of Blue Hole Road in a southerly direction with a 985.61 feet radius curve to the left a distance of 45.22 feet to a point; thence with a 488.55 feet radius curve to the left a distance of 125.63 feet to a point; thence with a 1012.68 feet radius curve to the left a distance of 313.20 feet to a point; thence south 16 deg. 43 min. east a distance of 450.6 feet to a point; thence with a 1994.84 feet radius curve to the right a distance of 442.56 feet to a point; thence with a 916.22 feet radius curve to the left a distance of 370.63 feet to a point; thence leaving the westerly margin of Blue Hole Road, north 87 deg. 00 min. west a distance of 1641.1 feet to an iron pin by corner stone; thence north 4 deg. 17 min. east a distance of 1405.7 feet to an iron pin by corner post; thence south 87 deg. 15 min east a distance of 721.2 feet to a corner stone with a chiseled "X"; thence north 2 deg. 08 min. east a distance of 200.9 feet lo an iron pin by corner post; thence south 88 deg. 33 min. east a distance of 438.1 feet to an iron pin by corner post; thence north 43 deg. 32 min. east a distance of 76.5 feet to the point of beginning and containing 47.97 acres.

Said tract is described according to a survey by Parrish-Ragan, Inc., dated August 10, 1972, and is the same property conveyed to James I. Vance Berry, Trustee, by deed from McDowell Development Corporation dated November 16, 1972, as of record in Book 4657, page 485, Register's Office for Davidson County, Tennessee.

A portion of all of the above described tracts totaling 2.380 acres as conveyed to the State of Tennessee by deed from James J. Vance Berry, Trustee dated May 11, 1989 as of record in Book 7838, page 934, Register's Office for Davidson County, Tennessee. Said deed also conveyed to the State of Tennessee easements over the above described tracts for construction and maintenance of a drainage facility and other uses including the construction of a roadway. Through this instrument, the Grantor does not affect any interests created by said deed.

Being a part of the same property conveyed to Bell Road, L.P., a Tennessee limited partnership, by Quitclaim Deed of record in Book 9522, page 946, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in the conveyances of record in Book 7838, Page 934 and in Book 10223, Page 549, Register's Office for Davidson County.

Address: 5439 Blue Hole Road, Nashville, TN 37013

Tax ID: 162-00-0-122.00 and 162-00-0-117.00

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2016 and subsequent years, a lien, but not due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey.

3. Any portion of the premises embraced within the bounds of any roads, streets, of highways.

4. Easements of record in Book 7838, Page 934, Register's Office for Davidson County, Tennessee.

5. Grant of Transmission Easement of record in Instrument No. 201301080002242, Register's Office for Davidson County, Tennessee.