Box 36

SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00 *Affiant* Subscribed and sworn to me on September 30th, 2016. 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 #29210SP

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

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 paid by the Grantor and prorated between the parties.
2. Storm Water Detention Agreement of record in Instrument No. 20060526-0062237, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160088200 DEEDWARRSP
Recvd: 10/06/16 13:29 4 pgs
Fees:23.00 Taxes:740.00
20161006-0105871

3. Metro Letter of record in Book 5612, page 9, Register's Office for Davidson County, Tennessee.
4. Easement for the flow of the waters of any creeks or streams and the rights of the public therein.
5. Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams, free from diminution or pollution.
6. No insurance is afforded as to the exact amount of acreage contained in the insured premises.
7. 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.

****SIGNATURE AND NOTARY ACKNOWLEDGEMENT FOLLOWING ON PAGE 3****

WITNESS our hands on September 30, 2016.

SAF Properties, LLC, a Tennessee limited liability company

BY: _____ POA

FRED YAZDIAN

ITS: President

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 30th day of September, 2016.

_____
NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9.12.17

****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.

Beginning 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 and in the west line of Indian Creek Phase Four, Section One, of record in Instrument Number 20160620-0062474, R.O.D.C., TN; Thence, with the west line of said Indian Creek Phase Four, Section One, South 26 Degrees 41 Minutes 04 Seconds East, a distance of 108.39 feet to a point, said point being the southwest corner of said Indian Creek Phase Four, Section One and the northwest corner of Green Trails, LLC, of record in Instrument Number 20160119-0005439, R.O.D.C., TN; Thence, with the west line of said Green Trails, LLC, South 37 Degrees 16 Minutes 31 Seconds East, a distance of 205.33 feet to a point; Thence South 2 Degrees 42 Minutes 13 Seconds West, a distance of 377.94 feet to a point, said point being the southwest corner of said Green Trails, LLC, the northwest corner of a second tract of land owned by Green Trails, LLC, of record in Instrument Number 20151030-0110859 R.O.D.C., TN, and the northeast corner of Concord Place 2, Phase 3, of record in Instrument Number 20080808-0082075, R.O.D.C, TN; Thence with the north line of said Concord Place 2, Phase 3, North 83 Degrees 22 Minutes 46 Seconds West, a distance of 543.13 feet to a point, said point being the northwest corner of said Concord Place 2, Phase 3, the northeast corner of Autumn Oaks Phase 9 of record in Instrument Number 20150609-0053998, R.O.D.C, TN, and the southeast corner of Indian Creek Phase 2, of record in Instrument Number 20070720-0086788, R.O.D.C, TN; Thence, with the east line of said Indian Creek Phase Two, North 06 Degrees 37 Minutes 14 Seconds East, a distance of 156.00 feet to a point; Thence North 83 Degrees 22 Minutes 46 Seconds West, a distance of 2.31 feet to a point; Thence North 06 Degrees 37 Minutes 14 Seconds East, a distance of 110.00 feet to a point; Thence South 83 Degrees 22 Minutes 46 Seconds East, a distance of 33.00 feet to a point; Thence North 34 Degrees 55 Minutes 51 Seconds West, a distance of 81.56 feet to a point; Thence North 07 Degrees 05 Minutes 39 Seconds East, a distance of 166.47 feet to a point, said point being the southwest corner of said Indian Creek Phase Three, Section One; Thence, with the south line of said Indian Creek Phase Three, Section One, South 49 Degrees 41 Minutes 28 Seconds East, a distance of 12.26 feet to a point; Thence North 65 Degrees 58 Minutes 35 Seconds East, a distance of 151.11 feet to the point of beginning, and containing 280,073.54 square feet or 6.430 acres, all according to a survey prepared by Land Solutions Company, LLC, Kevin Estes, PE, License No. 106528.

Being part of 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 in Instrument No. 20041001-0118249 in the Davidson County Register's Office, Tennessee. The said SAF Properties, a Tennessee general partnership, having converted to SAF Properties, LLC, a Tennessee limited liability company, by Articles of Conversion recorded as Instrument No. 20140219-0014127, Register's Office for Davidson County, Tennessee.