BILL GARRETT, Davidson County
Trans:T20160096496 DEEDWARRSP
Recvd: 11/01/16 11:55 6 pgs
Fees:33.00 Taxes:740.00
20161101-0115413

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Beazer Homes, LLC 1018 Elm Hill Pike Nashville, TN 37210	SAME	Map: 097 Being a Portion of Parcel: 16.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BROWN'S FARM, a Tennessee general partnership** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BEAZER HOMES, LLC,** a Delaware limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" and as shown on Exhibit "B", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "C", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its representatives, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 28th day of October, 2016.

BROWN's FARM, a Tennessee general partnership

By: _____
Chris Pardue, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Chris Pardue, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he is Managing Partner (or other officer authorized to execute this instrument) of BROWN'S FARM, a Tennessee general partnership, and that he as such Managing Partner executed the within instrument for the purposes therein contained by signing the name of the Partnership in his capacity as Managing Partner.

Witness my hand, at office, this 28th day of October, 2016.

PEGGY AYFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $200,000.00.

_____
Affiant

Subscribed and sworn before me this 28th day of October, 2016.

PEGGY AYFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

_____
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

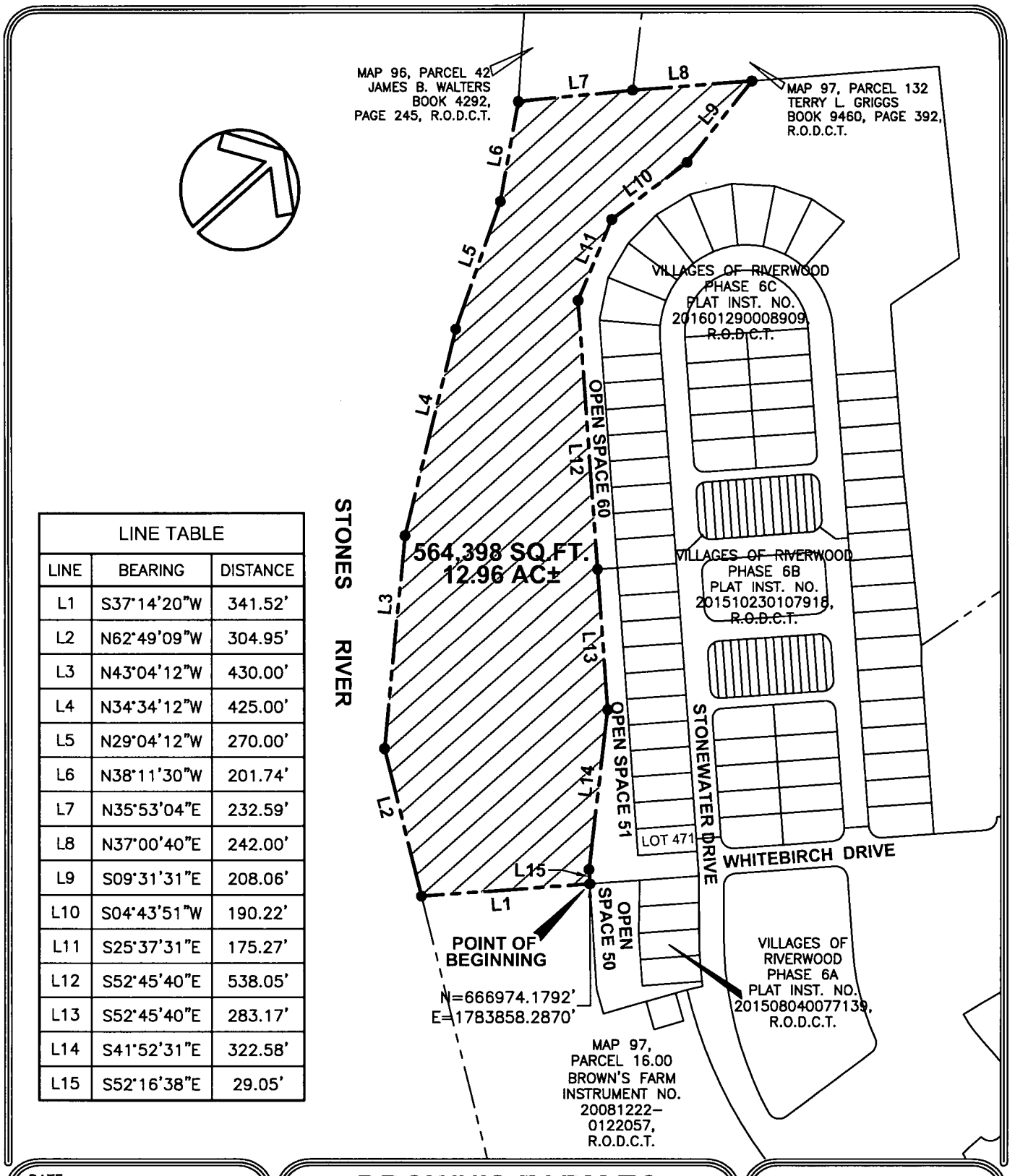
BEING A LAND IN DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING A PORTION OF PARCEL NUMBER 16.00 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 97. BEING BOUNDED ON THE SOUTH BY THE STONES RIVER, ON THE WEST BY THE PROPERTY OF JAMES B. WALTERS OF RECORD IN DEED BOOK 4292, PAGE 245 (R.O.D.C.T.) AND THE TERRY L. GRIGGS PROPERTY OF RECORD IN DEED BOOK 9460, PAGE 392 (R.O.D.C.T.), ON THE EAST BY THE REMAINING BROWN'S FARM PROPERTY OF RECORD IN INSTRUMENT #20081222-0122057 (R.O.D.C.T.), AND ON THE NORTH BY THE VILLAGES OF RIVERWOOD SUBDIVISION PHASE 6B AND 6C OF RECORD IN INSTRUMENT #201510230107918 AND #201601290008909 (R.O.D.C.T.) SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A POINT IN THE WESTERLY LINE OF THE SAID BROWN'S FARM PROPERTY AND THE SOUTHERLY LINE OF THE SAID VILLAGES OF RIVERWOOD SUBDIVISION AND ALSO BEING THE NORTHEAST CORNER OF THE EASEMENT HEREIN DESCRIBED, HAVING A NORTHING OF 666,974.18 AND AN EASTING OF 1,783,858.29 (NAD83); THENCE LEAVING THE SAID VILLAGES OF RIVERWOOD PROPERTY SOUTH 37 DEGREES 14 MINUTES 20 SECONDS WEST, 341.52 FEET TO A POINT ON THE NORTHERLY SIDE OF THE STONES RIVER; THENCE WITH THE STONES RIVER NORTH 62 DEGREES 49 MINUTES 09 SECONDS WEST 304.95 FEET TO A POINT; THENCE NORTH 43 DEGREES 04 MINUTES 12 SECONDS WEST 430.00 FEET TO A POINT; THENCE NORTH 34 DEGREES 34 MINUTES 12 SECONDS WEST, 425.00 FEET TO A POINT; THENCE NORTH 29 DEGREES 04 MINUTES 12 SECONDS WEST, 270.00 FEET TO A POINT; THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, 201.74 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE SAID WALTERS PROPERTY; THENCE LEAVING THE STONES RIVER WITH THE SAID WALTERS PROPERTY NORTH 35 DEGREES 53 MINUTES 04 SECONDS EAST, 232.59 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE SAID GRIGGS PROPERTY; THENCE LEAVING THE WALTERS PROPERTY WITH THE SAID GRIGGS PROPERTY NORTH 37 DEGREES 00 MINUTES 40 SECONDS EAST, 242.00 FEET TO A POINT; THENCE LEAVING THE SAID GRIGGS PROPERTY WITH THE VILLAGES OF RIVERWOOD SUBDIVISION THE FOLLOWING SEVEN CALLS: SOUTH 09 DEGREES 31 MINUTES 31 SECONDS EAST, 208.06 FEET TO A POINT; THENCE SOUTH 04 DEGREES 43 MINUTES 51 SECONDS WEST, 190.22 FEET TO A POINT; THENCE SOUTH 25 DEGREES 37 MINUTES 31 SECONDS EAST 175.27 FEET TO A POINT; THENCE SOUTH 52 DEGREES 45 MINUTES 40 SECONDS EAST, 538.05 FEET TO A POINT; THENCE SOUTH 52 DEGREES 45 MINUTES 40 SECONDS EAST 283.17 FEET TO A POINT; THENCE SOUTH 41 DEGREES 52 MINUTES 31 SECONDS EAST, 322.58 FEET TO A POINT; THENCE SOUTH 52 DEGREES 16 MINUTES 38 SECONDS EAST, 29.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 564,398 SQUARE FEET OR 12.96 ACRES, MORE OR LESS.

Being a part of the property conveyed to Brown's Farm, a Tennessee general partnership, by deed of record in Instrument No. 20081222-0122057, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S37°14'20"W	341.52'
L2	N62°49'09"W	304.95'
L3	N43°04'12"W	430.00'
L4	N34°34'12"W	425.00'
L5	N29°04'12"W	270.00'
L6	N38°11'30"W	201.74'
L7	N35°53'04"E	232.59'
L8	N37°00'40"E	242.00'
L9	S09°31'31"E	208.06'
L10	S04°43'51"W	190.22'
L11	S25°37'31"E	175.27'
L12	S52°45'40"E	538.05'
L13	S52°45'40"E	283.17'
L14	S41°52'31"E	322.58'
L15	S52°16'38"E	29.05'

DATE	JUNE 28, 2016
DESIGNED:	TJS
DRAWN:	TJS
SCALE:	N.T.S.
JOB NO.	WK. ORDER
04160	7975

BROWN'S FARM TO BEAZER HOMES CORP.

STONEWATER DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

GREENWAY EASEMENT EXHIBIT

RAGAN·SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN. 37206
(615) 244-8591
CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400
www.ragansmith.com

G:\04160-79751\-Survey\Exhibits\2016\Ph6 greenway\7975 Phase 6 Greenway.dwg

EXHIBIT "C"
Permitted Exceptions

1. Taxes and assessment for the year 2017, a lien not yet due and payable.

2. Greenbelt Application, of record in Book 9008, Page 824 and Instrument Number 20010530-0055905, Register's Office for Davidson County, Tennessee.

3. All matters shown on Plan of record in Instrument Number 20080723-0075577, said Register's Office.

4. Sanitary Sewer and Pumping Station Easement of record at Instrument No. 20051219-0152201, said Register's Office.

5. Storm Water Drainage and Detention Easement Agreement, of record at Instrument Number 20100108-0001966, said Register's Office, as amended by First Amendment to Storm Water Drainage and Detention Easement Agreement recorded concurrently herewith.

6. Storm Water Drainage Easement of record at Instrument Number 20100108-0001965, said Register's Office.

7. Storm Water Drainage Easement of record at Instrument Number 20051219-0152202, said Register's Office.