BILL GARRETT, Davidson County
Trans:T20160101887 DEEDQC
Recvd: 11/17/16 14:14 6 pgs
Fees:32.00 Taxes:0.00
20161117-0121474

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.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Richland South, LLC 749 Duncan Court Brentwood, TN 37027	Richland South, LLC 749 Duncan Court Brentwood, TN 37027	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 referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **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) all the right, title, interest, claim or demand which Grantor has or may have had in and to the unimproved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2016 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

The sale of the Property is sold "**AS IS, WHERE IS**," without representations or warranties of any kind, including fitness for a particular use or purpose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 17th day of November, 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 Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, HEREBY CERTIFY that William H Cammack, personally known to me to be the President of Bell Road Associates, Inc., a Tennessee corporation, the general partner of Bell Road, L.P., a Tennessee limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of Bell Road Associates, Inc., a Tennessee corporation, the general partner of Bell Road, L.P., a Tennessee limited partnership, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the foregoing instrument as such President of Bell Road Associates, Inc., a Tennessee corporation, the general partner of Bell Road, L.P., a Tennessee limited partnership, and as his free and voluntary act of said company for the uses and purposes therein set forth, and on his respective oath stated that he was duly authorized to execute said instrument.

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

Subscribed and sworn to before me this 17th day of November, 2016.

_____
Notary Public
My Commission Expires: 3/3/2020

AFFIDAVIT OF VALUE

I, Chris Rubino, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $0.00.

Subscribed and sworn to before me this _____ day of November, 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 the Property

Being a portion of a Tract of Land in Davidson County, Tennessee as described in Exhibit "A" attached hereto:

See Exhibit "A"

Included in the above legal description, but specifically excluded therefrom, are the following parcels:

Parcel 1 and Parcel 2 as described in deed of record in Book 7838, Page 934, Register's Office for Davidson County, Tennessee, and as more particularly described in Exhibit "B" attached hereto:

See Exhibit "B"

A 69.602 acre tract as described in deed of record in Instrument No. 20070816-0098048, Register's Office for Davidson County, Tennessee, and as more particularly described in Exhibit "C" attached hereto:

See Exhibit "C"

Also excluded from the legal description noted in Exhibit "A" above are the following two Tax Parcels:

Tax Map 162 Parcel 118; and

Tax Map 162 Parcel 120

The above described real property is also described as follows:

Being a Tract of Land in Davidson County, Tennessee bounded on the north by property owned by Millwood Housing Partners, LLC pursuant to deed of record in Instrument No. 20150610-0054755, Register's Office for Davidson County, Tennessee; on the west and southwest by property owned by Richland South, LLC pursuant to deed of record in Instrument No. 20160126-0007460, said Register's Office; and on the east and southeast by property owned by Richland South, LLC pursuant to deed of record in Instrument No. 20160725-0076347, said Register's Office; and being more particularly described as follows:

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 north 88 deg. 33 min. west a distance of 438.1 feet to a point; thence south 05 deg. 43 min. 47 sec. west a distance of 102.05 feet to a point, said point being the True Point of Beginning; thence south 2 deg. 08 min. west a distance of 127.7 feet to a point; thence north 87 deg. 15 min. west a distance of 721.2 feet to a point; thence north 83 deg. 27 min. 01 sec. west 449.74 feet to a point; thence north 7 deg. 46 min. 37 sec. east 306.94 feet to a point; thence south 79 deg. 33 min. 55 sec. east 924.19 feet to a point; thence south 68 deg. 08 min. 20 sec. east 252.73 feet to the point of beginning.

Being 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.

Address: 5439 Blue Hole Road, Nashville, TN 37013 Tax ID: 162-00-0-117.00

Exhibit A

TRACT 1

Beginning at an iron pin on the westerly margin of Blue Hole Road at the northeasterly corner of the property conveyed to F. B. Thomas, of record in Book 1537, page 369, Register's Office for Davidson County, Tennessee. Thence with the westerly margin of said road north 35 deg. 15 min. east 634.54 feet, north 39 deg. 34 min. east 72.57 feet, north 30 deg. 31 min. east 416.61 feet, north 17 deg. 31 min. east 470.02 feet, and north 29 deg. 50 min. west 33.46 feet, to the southerly margin of Bell Road; thence with the same, north 78 deg. 11 min. west, 1,248.34 feet; south 5 deg. 03 min. west 916.46 feet; thence north 87 deg. 33 min. west 1,162.58 feet; thence south 3 deg. 14 min. west 1,239.03 feet; thence south 87 deg. 44 min. east 1,175.1 feet; thence north 1 deg. 38 min. east 504.38 feet; thence south 87 deg. 45 min. east 564.5 feet to the beginning, containing 69.1 acres, more or less.

TRACT 5

Beginning at an iron pin on the southerly margin of Bell Road, said point being the northeast corner of the property conveyed to M. R. Bess and wife, of record in Book 3918, page 703, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said Bell Road, north 51 deg. 42 min. east 523 feet to the beginning of a curve; thence around said curve northeasterly 674 feet; thence north 14 deg. 05 min. west 10 feet; thence continuing with said road easterly 720 feet and south 78 deg. 11 min. east 83 feet to the northwest corner of the Fred Thomas property; thence south 4 deg. 38 min. west 294 feet; thence south 78 deg. 11 min. east 150 feet; thence south 4 deg. 38 min. west 621 feet; thence north 88 deg. 00 min. west 1087 feet; thence north 82 deg. 05 min. west 155 feet; thence north 87 deg. 40 min. west 620 feet to the southeast corner of said Bess' property; thence with said Bess' property eastern boundary line north 5 deg. 15 min. west 238 feet to the beginning, containing 32.3 acres, more or less.

Exhibit B

PARCEL 1 – Beginning at the point of intersection of the existing south margin of State Route 254 and the east boundary of the Ronald Lee Milsap property; thence with said existing margin easterly 1,993 feet, more or less to the point of intersection of said existing margin and the west boundary of the Kenneth D. Warren, etux property; thence with said west boundary south 07 degrees 58 minutes 01 seconds west 18 feet, more or less to a point said point being 42 feet right of State Route 254 proposed centerline station 1520+66.43; thence with the proposed south margin of said road north 74 degrees 11 minutes 17 seconds west 203.88 feet to a point; thence with a 1,595.02 foot radius curve left and westerly 1,179.22 feet to a point; thence south 56 degrees 52 minutes 52 seconds west 222.07 feet to a point; thence south 55 degrees 34 minutes 38 seconds west 396.14 feet to a point said point being 42 feet right of State Route 254 proposed centerline station 1500+28.20; thence with said east boundary north 01 degrees 34 minutes 37 seconds west 20 feet, more or less to the point of beginning.

PARCEL 2 – Beginning at the point of intersection of the existing south margin of State Route 254 and the east boundary of the Kenneth D. Warren, etux property; thence with said existing south margin easterly 1,267 feet, more or less to the point of intersection of said existing south margin and the existing northwest margin of Blue Hole Road; thence with said existing northwest margin southwesterly 407 feet, more or less to a point said point being 21.01 feet left of Blue Hole Road proposed centerline station 15+50; thence with the proposed northwest margin of Blue Hole Road north 15 degrees 04 minutes 53 seconds east 251.67 feet to a point; thence north 21 degrees 42 minutes 43 seconds east 107.39 feet to a point; thence with a 30 foot radius curve left and westerly 50.20 feet to a point said point being 54 feet right of State Route 254 proposed centerline station 1534+29.30; thence with the proposed south margin of State Route 254 north 74 degrees 11 minutes 17 seconds west 129.30 feet to a point; thence north 73 degrees 02 minutes 33 seconds west 600.12 feet to a point; thence north 74 degrees 11 minutes 17 seconds west 483.41 feet to a point; thence with said east boundary north 07 degrees 58 minutes 01 seconds east 1 foot, more or less to the point of beginning.

Exhibit C

A certain parcel of real property on the south side of Bell Road in the 31st Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee being more particularly described in a survey by Walter Davidson and Associates on May 9 , 1996 entitled *Boundary Survey Lots 2A & 2B, Millwood Commons* and as follows:

Commencing at the intersection of the centerlines of Bell Road and Blue Hole Road; thence North 80 degrees 32 minutes 46 seconds West a distance of 2360 feet more or less to a point in the Southern right of way of Bell Road, said point being the true point of beginning; thence leaving said right of way South Beginning at a point; thence South 02 Degrees 10 Minutes 05 Seconds West a distance of 583.78 feet to a point thence South 87 Degrees 09 Minutes 33 Seconds East a distance of 664.27 feet to a point; thence North 12 Degrees 43 Minutes 44 Seconds East a distance of 204.48 feet to a point; thence South 85 Degrees 43 Minutes 21 Seconds East a distance of 399.57 feet to a point; thence South 65 Degrees 19 Minutes 11 Seconds East a distance of 1131.63 feet to a point on the western right of way of Blue Hole Road; thence, with said right of way; around a curve to the right through a central angle of 17 Degrees 35 Minutes 40 Seconds an arc distance of 287.12 feet a chord bearing of South 34 Degrees 19 Minutes 15 Seconds West a distance of 285.99 feet to a point; thence South 43 Degrees 07 Minutes 05 Seconds West a distance of 363.25 feet to a point; around a curve to the left through a central angle of 05 Degrees 50 Minutes 39 Seconds an arc distance of 99.45 feet a chord bearing of South 40 Degrees 11 Minutes 46 Seconds West a distance of 99.41 feet to a point; thence South 37 Degrees 16 Minutes 26 Seconds West a distance of 311.37 feet to a point; thence, leaving said right of way, with the common line with William B. Owen as of record in Book 8996 Page 252 R.O.D.C.T., North 85 Degrees 16 Minutes 45 Seconds West a distance of 601.84 feet to a point, thence South 05 Degrees 45 Minutes 31 Seconds West a distance of 299.53 feet to a point, thence, leaving said right of way with the common line with William B. Owen as of record in Book 8996 Page 252 R.O.D.C.T., South 05 Degrees 45 Minutes 31 Seconds West a distance of 30.50 feet to a point; thence North 68 Degrees 08 Minutes 20 Seconds West a distance of 252.73 feet to a point; thence North 79 Degrees 33 Minutes 55 Seconds West a distance of 924.19 feet to a point in the common line with Edward R. Fann et ux as of record in Book 6161 Page 731 R.O.D.C.T.; thence, with said common line, North 07 Degrees 26 Minutes 16 Seconds East a distance of 182.33 feet to a point; thence, leaving said common line, North 07 Degrees 26 Minutes 16 Seconds East a distance of 750.74 feet to a point; thence North 83 Degrees 25 Minutes 11 Seconds West a distance of 697.50 feet to a point; thence North 01 Degrees 32 Minutes 46 Seconds West a distance of 237.32 feet to a point; thence North 01 Degrees 32 Minutes 46 Seconds West a distance of 9.53 feet to a point, in the southern right of way of Bell Road; thence, with said right of way, North 55 Degrees 34 Minutes 38 Seconds East a distance of 394.88 feet to a point; thence North 56 Degrees 52 Minutes 52 Seconds East a distance of 222.07 feet to a point; around a curve to the right through a central angle of 15 Degrees 22 Minutes 22 Seconds an arc distance of 427.15 feet a chord bearing of North 67 Degrees 11 Minutes 34 Seconds East a distance of 425.87 feet to the point of beginning containing 3031839 square feet or 69.602 acres more or less.