BILL GARRETT, Davidson County
Trans:T20160109011 DEEDWARRSP
Recvd: 12/12/16 15:23 5 pgs
Fees:28.00 Taxes:6290.00
20161212-0130158

This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
V2 Capital LLC		
15 Carmel Lane	New Owner	163 00 0 345.00
Brentwood, TN 37027		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Hickory Hollow, Limited Partnership, a Tennessee limited partnership, also known as Hickory Hollow, Limited, a Tennessee limited partnership**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **V2 Capital LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> 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").

This is unimproved property known as Crossings Blvd, 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 Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except for those matters shown on Exhibit B attached hereto.

And Grantor does further covenant and bind itself, and 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 claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 9th day of December, 2016.

Hickory Hollow, Limited Partnership,
a Tennessee limited partnership

By: Parsec, Inc., General Partner

Randall P. Sanders, President

STATE OF Indiana
COUNTY OF Brown

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Randall P. Sanders**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Parsec, Inc., General Partner of Hickory Hollow, Limited Partnership, a Tennessee limited partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8 day of December, 2016.

Diane Davern
Notary Public
My Commission Expires: _____

DIANE DAVERN
Notary Public, State of Indiana
Brown County
Commission # 671611
My Commission Expires
August 13, 2023

STATE OF Indiana
COUNTY OF Brown

The actual consideration or value, whichever is greater, for this transfer is **$1,700,000.00**.

Affiant

Subscribed and sworn to before me this 8 day of December, 2016.

DIANE DAVERN
Notary Public, State of Indiana
Brown County
Commission # 671611
My Commission Expires
August 13, 2023

Notary Public
My Commission Expires:

Exhibit "A"

Legal Description of Property

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of The Crossings at Hickory Hollow, Phase II, as shown on plat of record in Plat Book 9700, Page 511 & 512, as corrected in Book 10728, Page 740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Together with an Easement Agreement of record in Book 10768, Page 835, in the Register's Office for Davidson County,
Tennessee.

Being part of the same property conveyed to Hickory Hollow, Limited, a Tennessee limited partnership, by deed from George W. Horton and wife, Rosa Belle Horton, of record in Book 7034, page 488, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 511 and 512, as corrected in Book 10728, Page 740, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 39, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 69, Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 229, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7225, Page 298, in the Register's Office for Davidson County, Tennessee.

7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants and Owners Association for Hickory Downs of record in Book 7963, Page 145, re-recorded in Book 7966, Page 60, amended in Book 8085, Page 402; Book 9730, Page 957; Book 10722, Page 95 and in Instrument No. 20091020-0096901, Register's Office for Davidson County, Tennessee.

8. Charter of record in Book 8001, Page 330 amended in Book 8085, Page 698, in the Register's Office for Davidson County, Tennessee.

9. Agreed Order of record in Book 9405, Page 86, in the Register's Office for Davidson County, Tennessee.

10. Easement Deed by Court Order in Settlement of Landowner Action - Lightnet Lines of record in Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee.

11. Subject to rights of others in and to the common areas and/or elements.