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:T20170000217 DEEDWARRSP
Recvd: 01/03/17 11:29 4 pgs
Fees:23.00 Taxes:1572.50
20170103-0000251

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	090-12-0-264.01

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, **CROLEY HOMES DEVELOPMENT, LLC**, a Tennessee limited liability company (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 improved 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 28th day of December, 2016.

GRANTOR:

CROLEY HOMES DEVELOPMENT, LLC,
a Tennessee limited liability company

By: _____
Name: Thomas S. Smith
Its: Authorized Representative

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Thomas S. Smith, the Authorized Representative of Croley Homes Development, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Croley Homes Development, LLC, a Tennessee limited liability company as such Authorized Representative.

Witness my hand and official seal this 28th day of December, 2016.

Mary E. Goforth
Notary Public

MARY E. GOFORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

My Commission Expires:

May 5, 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 $425,000.00, 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 30th day of December, 2016.

NOTARY PUBLIC

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

My Commission Expires: 5-25-20

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being a part of Lot No. 1 on the Map of Subdivision of Lot No. 21, B.F. Cockrill Farm of record in Book 332, Page 58, in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning in the center of Croley Drive, formerly Walnut Avenue, at a point 190 feet South of the center line of Robertson Road; thence with the center line of said Drive southwardly 160 feet; thence eastwardly, parallel to Robertson Road, 350 feet; thence northwardly parallel with Croley Drive 82 feet; thence westwardly parallel to Robertson Road, 184.5 feet; thence northwardly, parallel to Croley Drive 78 feet; thence westwardly 169.5 feet to the beginning.

Being the same property conveyed to Croley Homes Development, LLC, a Tennessee limited liability company by Warranty Deed from Chong H. Kennedy, an unremarried widow, of record at Instrument No. 20150731-0075723, in the Register's Office of Davidson County, Tennessee.

Address: 630 Croley Street, Nashville, Davidson County, Tennessee

Tax ID: 090-12-0-264.01

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2017 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 Book 332, Page 58, Register's Office of Davidson County, Tennessee.

3. Easement to BellSouth Telecommunications, Inc., a Georgia corporation, of record in Book 11534, Page 809, in the Register's Office of Davidson County, Tennessee.