(1)
Box 36

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $749,000.00.

*Affiant*

Subscribed and sworn to me on January 3, 2017.

NOTARY PUBLIC

My commission expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 06, 2020

BILL GARRETT, Davidson County
Trans:T20170001205 DEEDWARRSP
Recvd: 01/05/17 13:30 3 pgs
Fees:18.00 Taxes:2771.30
20170105-0001405

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29985SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Regent Homes, LLC<br>6901 Lenox Village Drive, Suite 107<br>Nashville, TN 37211 | SAME ADDRESS AS NEW OWNER | 187-010 (part of) |

**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, Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership), **"GRANTOR"**, has bargained and sold, and by these presents do transfer and convey unto Regent Homes, 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 HERTO.

The conveyance of the above described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been prorated by the parties and assumed by the Grantor;
2. Grant of Easement to Global Signal Acquisitions, IV, LLC, of record as Instrument No. 20140509-0039932, Register's Office for Davidson County, Tennessee.
3. Subject to 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 6.749 +/- Proposed Phase Phase Four, Burkitt Village, Nolensville, TN 37135.

**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, its successors and assigns, forever, and GRANTOR does covenant with the said 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its 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 by or through GRANTOR, 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.

**WITNESS** our hands on January 3, 2017.

**Y & H, G.P., a Tennessee General Partnership:**

By: M. G. Par
Fred Yazdian
Title: Managing General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, 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, swore to and acknowledged himself to be the Managing General Partner of Y & H, G.P., a TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, and that he as such Managing General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing General Partner.

Witness my hand, at office, on January 3, 2017.

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7/2/18

EXHIBIT "A"

Being a 6.749 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee described according to a description prepared by Anderson, Delk, Epps & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, Tennessee 37211, and being a portion of the property conveyed to Y & H, a Tennessee General Partnership, as evidenced by deed of record at Instrument No. 20051031-0131233, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found at the most southwesterly corner of Lot 1 on the plan of First Revision, Gene Smith Subdivision, of record in Instrument No. 20031030-0159905, Register's Office Davidson County, Tennessee; Thence with a new line, severing said Y & H Property, the following five calls: North 87 Degrees 06 Minutes 50 Seconds West a distance of 48.60 feet to a point; Thence with a curve to the left having a radius of 138.25 feet through a central angle of 08 Degrees 32 Minutes 07 Seconds, an arc length of 20.59 feet, a chord bearing and distance of South 06 Degrees 33 Minutes 08 Seconds West, 20.58 feet to a point; Thence South 02 Degrees 14 Minutes 57 Seconds a distance of 129.71 feet to a point; Thence with a curve to the right having a radius of 575.00 feet through a central angle of 04 Degrees 11 Minutes 19 Seconds, an arc length of 42.04 feet, a chord bearing and distance of North 78 Degrees 44 Minutes 22 Seconds West, 42.03 feet to a point; Thence with the common line of the herein-described tract and the Regent Homes, LLC property of record in Instrument No. 20160127-0007989, Register's Office Davidson County, Tennessee, the following nine calls: With a curve to the right having a radius of 81.50 feet through a central angle of 87 Degrees 06 Minutes 26 Seconds, an arc length of 123.91 feet, a chord bearing and distance of North 33 Degrees 05 Minutes 29 Seconds West, 112.31 feet to a point; Thence with a curve to the left having a radius of 952.50 feet through a central angle of 00 Degrees 13 Minutes 01 Seconds, an arc length of 3.61 feet, a chord bearing and distance of North 10 Degrees 21 Minutes 13 Seconds East, 3.61 feet to a point; Thence North 79 Degrees 45 Minutes 17 Seconds West a distance of 55.00 feet to a point; Thence with a curve to the right having a radius of 64.50 feet through a central angle of 96 Degrees 10 Minutes 05 Seconds, an arc length of 108.26 feet, a chord bearing and distance of South 58 Degrees 19 Minutes 45 Seconds West, 95.99 feet to a point; Thence North 73 Degrees 35 Minutes 13 Seconds West a distance of 168.54 feet to a point; Thence with a curve to the right having a radius of 25.00 feet through a central angle of 85 Degrees 17 Minutes 56 Seconds a distance of 37.22 feet, a chord bearing and distance of North 30 Degrees 56 Minutes 15 Seconds West, 33.88 feet to a point; Thence North 78 Degrees 17 Minutes 17 Seconds West a distance of 50.00 feet to a point; Thence with a curve to the right having a radius of 590.00 feet through a central angle of 03 Degrees 53 Minutes 27 Seconds, an arc length of 40.07 feet, a chord bearing and distance of South 13 Degrees 39 Minutes 29 Seconds West, 40.06 feet to a point; Thence North 74 Degrees 23 Minutes 49 Seconds West a distance of 202.61 feet to a point in the easterly line of the Y & H G.P. Property of record in Instrument No. 20140609-0049948, Register's Office Davidson County, Tennessee; Thence with the easterly line of said Y & H Property, North 19 Degrees 22 Minutes 27 Seconds East a distance of 202.83 feet to an iron pin (old) found at the most southeasterly corner of the Patricia C. Smith Property of record in Instrument No. 20020827-0103556, Register's Office Davidson County, Tennessee; Thence with the easterly line of said Smith Property, North 04 Degrees 42 Minutes 49 Seconds East a distance of 203.94 feet to a point; Thence with a new line severing said Y & H Property, the following seven calls: South 83 Degrees 46 Minutes 17 Seconds East a distance of 398.21 feet to a point; Thence with a curve to the left having a radius of 315.00 feet through a central angle of 03 Degrees 20 Minutes 33 Seconds, an arc length of 18.38 feet, a chord bearing and distance of South 85 degrees 26 Minutes 33 Seconds East, 18.37 feet to a point; Thence South 87 Degrees 06 Minutes 50 Seconds East a distance of 16.45 feet to a point; Thence with a curve to the left having a radius of 25.00 feet though a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of North 47 Degrees 53 Minutes 10 Seconds East a distance of 35.36 feet to a point; Thence South 87 Degrees 06 Minutes 50 Seconds East a distance of 55.00 feet to a point; Thence South 02 Degrees 53 Minutes 10 Seconds East a distance of 42.17 feet to a point; Thence South 87 Degrees 06 Minutes 50 Seconds East a distance of 150.00 feet to a point in the Westerly line of Lot 1 on the afore-said plan of First Revision, Gene Smith Subdivision; Thence with said westerly line, South 02 Degrees 53 Minutes 10 Seconds West a distance of 340.83 feet to the Point of Beginning, containing 293,966 Square Feet or 6.749 Acres, more or less.

Being a part of the same property conveyed to Y & H Tennessee Partnership, a Tennessee General Partnership, by Warranty Deed from Gene H. Smith, of record as Instrument No. 20051031-0131233, Register's Office for Davidson County, Tennessee.