(1) Box 36

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $535,000.00.

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:T20170001209 DEEDWARRSP
Recvd: 01/05/17 13:36 3 pgs
Fees:18.00 Taxes:1979.50
20170105-0001409

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29984SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 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. 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 5.060 +/- Proposed Phase Phase 9, Section 2, 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: _____
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

My Commission Expires: 7/2/18

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Being a 5.060 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, 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 set on the easterly margin of Liberton Way (50' Right-of-Way), said point being the most northwesterly corner of Lot 36 on the plan of Burkitt Village, Phase 9, Section One, of record in Instrument No. 20160609-0058547, Register's Office Davidson County, Tennessee; Thence with said easterly margin of Liberton Way, North 02 Degrees 15 Minutes 15 Seconds East a distance of 15.00 feet to a point; Thence crossing Liberton Way at its northerly terminus, and continuing with the northerly line of said plan of Burkitt Village Phase 9, Section One, North 87 Degrees 44 Minutes 45 Seconds West a distance of 181.00 feet to a point in the westerly margin of Dysant Alley (22' Right-of-Way); Thence with the westerly margin of Dysant Alley, South 02 Degrees 15 Minutes 15 Seconds West a distance of 72.78 feet to an iron pin set at the most northeasterly corner of an Open Space tract on the plan of Burkitt Village Phase 5, Section Two, of record in Instrument No. 20160609-0057962, Register's Office Davidson County, Tennessee; Thence with the northerly line of said Open Space tract, the following two calls: North 87 Degrees 44 Minutes 45 West a distance of 109.00 feet to an iron pin; Thence North 51 Degrees 25 Minutes 18 Seconds West a distance of 166.11 feet to a point in the easterly margin of Kirkwall Drive (50' Right-of-Way); Thence with said margin of Kirkwall Drive, and with a curve to the left having a radius of 950.00 feet through a central angle of 11 Degrees 27 Minutes 38 Seconds, an arc length of 190.02 feet, a chord bearing and distance of North 32 Degrees 50 Minutes 53 Seconds East, 189.71 feet to a point at the northerly terminus of Kirkwall Drive, as shown on the plan of Burkitt Village, Phase 1, Section 2, of record in Instrument No. 20141002-0090861, Register's Office Davidson County, Tennessee; Thence leaving said terminus of Kirkwall Drive, and with a new line, severing said Y & H Property, the following nine calls: With a curve to the left having a radius of 950.00 feet through a central angle of 04 Degrees 33 Minutes 39 Seconds, an arc length of 75.62 feet, a chord bearing and distance of North 24 Degrees 50 Minutes 15 Seconds East, 75.60 feet to a point; Thence with a curve to the right having a radius of 86.50 feet through a central angle of 81 Degrees 33 Minutes 53 Seconds, an arc length of 123.14 feet, a chord bearing and distance of North 63 Degrees 20 Minutes 22 Seconds East, 113.00 feet to a point; Thence with a curve to the left having a radius of 625.00 feet through a central angle of 00 Degrees 46 Minutes 00 Seconds, an arc distance of 8.36 feet, a chord bearing and distance of South 76 Degrees 15 Minutes 42 Seconds East, 8.36 feet to a point; Thence North 13 Degrees 21 Minutes 18 Seconds East a distance of 50.00 feet to a point; Thence with a curve to the left 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 South 78 Degrees 44 Minutes 22 Seconds East, 42.03 feet to a point; Thence North 02 Degrees 14 Minutes 57 Seconds East a distance of 129.71 feet to a point; Thence with a curve to the right 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 North 06 Degrees 33 Minutes 08 Seconds East, 20.58 feet to a point; Thence South 87 Degrees 05 Minutes 34 Seconds East a distance of 48.60 feet to an old 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 the southerly line of said Lot 1, South 87 Degrees 42 Minutes 37 Seconds East a distance of 203.96 feet to an iron pin (old); Thence with the westerly line of the Houston E. Hill Property of record in Instrument No. 20041006-0120352, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Hill Property, the following three calls: South 00 Degrees 57 Minutes 53 Seconds West a distance of 15.53 feet to an iron pin (old); Thence South 58 Degrees 01 Minutes 59 Seconds East a distance of 29.43 feet to an iron pin (old); Thence South 02 Degrees 15 Minutes 15 Seconds West a distance of 488.63 feet to a point at the northeasterly corner of an Open Space tract on the afore-said plan of Burkitt Village, Phase 9, Section One; Thence with the northerly line of said open space and Lot 36 on the plan of Burkitt Village, Phase 9, Section One, North 87 Degrees 44 Minutes 45 Seconds West a distance of 140.00 feet to the point of beginning, containing 220,435 Square Feet or 5.060 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.