This instrument was prepared by:
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Davidson County DEEDWARRSP
Recvd: 04/26/17 16:07 7 pgs
Fees:38.00 Taxes:5920.00
20170426-0041177

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Nishith Jobalia Nayan Patel 1308 Murfreesboro Road Franklin, TN 37064	Same	183-00-0-46.00 183-00-0-98.00 183-00-0-99.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BFE CORPORATION**, a Florida corporation (the "*Grantor*"), successor-by-merger to **BF ENTERPRISES, INC.**, a Delaware corporation, has bargained and sold, and by these presents does transfer and convey unto **NISHITH JOBALIA** and **NAYAN PATEL**, each a Tennessee resident (collectively, the "*Grantees*"), as tenants in common, and to Grantees' successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except those permitted exceptions as listed on **Exhibit B** and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons claiming by, through or under the 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of April, 2017.

GRANTOR:

BFE CORPORATION, a Florida corporation

By: _____
Name: Michael H. Rosen
Title: Vice President

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, Catherine Twiggs, a notary public of the state and county aforementioned, personally appeared Michael H. Rosen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice President of BFE Corporation, a Florida corporation, the within named bargainor, and that he, as such Vice President, being authorized so to do, has executed the foregoing instrument for the purpose therein contained, by personally signing his name as Vice President.

Witness my hand, at office, this 24th day of April, 2017.

_____
Notary Public

My Commission Expires: May 30, 2018

CATHERINE TWIGGS
Notary Public - State of Florida
My Comm. Expires May 30, 2018
Commission # FF 123454

STATE OF FLORIDA }
COUNTY OF Palm Beach }

The actual consideration or value, whichever is greater for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me this the 24th day of April, 2017.

Notary Public

My Commission Expires: May 30, 2018

CATHERINE TWIGGS
Notary Public - State of Florida
My Comm. Expires May 30, 2018
Commission # FF 123454

EXHIBIT A

PROPERTY DESCRIPTION

Three tracts of land located in the Thirty-second Councilmanic District of Nashville, Davidson County, Tennessee near Interstate 24 and Old Hickory Boulevard, being more particularly described as follows:

Tract One

Beginning at the intersection of the westerly right-of-way of Old Hickory Boulevard and the northerly right-of-way of Hobson Drive;

Thence with said right-of-way of Hobson Drive northwesterly with a curve to the right 404.25 feet, said curve having a radius of 807.77 feet, a central angle of 28°40'26" and a chord of 400.05 feet at North 59°24'15" West;

Thence North 27°50'30" East, 337.17 feet to an iron road;

Thence North 75°53'00" East, 116.54 feet to the westerly right-of-way of Old Hickory Boulevard and Interstate 24;

Thence with said right-of-way as follows:

South 33°46'24" East, 111.77 feet;
South 10°54'42" East, 207.37 feet;
South 05°38'09" West, 195.92 feet to a concrete monument;
Southwesterly with a curve to the right 39.49 feet to the beginning, said curve having a radius of 11,359.16 feet, a central angle of 00°11'57" and a chord of 39.49 feet at South 12°05'07 ½" West;

Containing 125,966 square feet or 2.892 acres, more or less.

Tract Two

Beginning at the intersection of the westerly right-of-way of Old Hickory Boulevard and the southerly right-of-way of Hobson Drive;

Thence with said right-of-way of Old Hickory Boulevard as follows:

South 12°16'38" West, 29.84 feet;
South 04°57'32" West, 156.90 feet to an iron rod in the northerly boundary of the Re-Sub. Plan of Gilroy Church of Christ Property of record in Plat Book 5210, Page 80, R.O.C.C.;

Thence with said northerly boundary North 83°27'22" West, 252.05 feet to an iron rod at a northeasterly corner of Phase Four, Section Seven "A", October Woods subdivision of record as Instrument Number 20000907-0088379, R.O.D.C.;

Thence with said subdivision North 82°38'10" West, 313.79 feet;

Thence North 43°32'47" East, 401.94 feet to the southerly right-of-way of Hobson Drive;

Thence with said right-of-way southeasterly with a curve to the left 354.57 feet to the beginning, said curve having a radius of 741.66 feet, a central angle of 27°23'31" and a chord of 351.21 feet at South 60°08'57 ½" East;

Containing 116,656 square feet or 2.678 acres, more or less.

Tract Three

Beginning in the southerly right-of-way of Hobson Drive, northwesterly 354.57 feet from the westerly right-of-way of Old Hickory Boulevard;

Thence South 43°32'47" West, 401.94 feet to the northerly boundary of Phase Four, Section Seven B, October Woods of record as Instrument Number 20000907-0088378, R.O.D.C.;

Thence with said boundary as follows:

North 82°44'11" West, 399.49 feet to an iron rod;
North 81°55'18" West, 399.90 feet to an iron rod;

Thence North 08°06'51" East, 790.04 feet to an iron rod;

Thence South 76°17'56" East, 827.27 feet to the southerly right-of-way of Hobson Drive;

Thence with said right-of-way as follows:

Southeasterly with a curve to the left 356.30 feet, said curve having a radius of 326.63 feet, a central angle of 62°30'00" and a chord of 338.89 feet at South 13°49'02" East;
South 45°04'02" East, 84.90 feet;
Southeasterly with a curve to the left 17.94 feet to the beginning, said curve having a radius of 741.66 feet, a central angle of 01°23'10" and a chord of 17.94 feet at South 45°45'37" East;

Containing 665,457 square feet or 15.277 acres, more or less.

Being the same Property conveyed to BFE Corporation, a Florida corporation, successor-by-merger to BF Enterprises, Inc., a Delaware corporation, by deed of record in Instrument No. 20130130-0009639, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land and not shown by the Public Records.

2. All taxes for the year 2017 and subsequent years, special assessments and other assessments and liens, whether or not they are of record.

3. All matters shown on the Plan of record in Plat Book 4460, Page 34, and Surveyor's Certificate of Correction of record in Book 4544, Page 7, in the Register's Office for Davidson County, Tennessee.

4. Easement and Temporary Access Road of record in Book 11327, Page 954, in the Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument Number 20011010-0110437, in the Register's Office for Davidson County, Tennessee.

6. Lack of access to and from a controlled access highway, Interstate 24.

7. Rights of parties in possession not shown by the public record.

8. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: