This Instrument Prepared By
and after Recording Return to:

Melrose Title Company, LLC
7823 Montvue Center Way
Knoxville, Tennessee 37919
P: (865) 694-1400
File No. 17160

OWNER/RESPONSIBLE TAXPAYER:
Traditions of Mill Creek LLC
103 Forrest Crossing Blvd. #204
Franklin, TN 37064

PROPERTY ADDRESS:
0 and 6922 Nolensville Pike
Brentwood, TN 37027
Tax ID# 181-00-0-085.00 and
181-00-0-180.00

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,195,834.09 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of March, 2018.

Notary Public

My Commission Expires: 7/1/18

TERESA SLESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

WARRANTY DEED

THIS INDENTURE, made effective as of the 23rd day of March, 2018 between

DAVID ROY HILL

hereinafter referred to as Grantor, and

TRADITIONS OF MILL CREEK LLC,
A DELAWARE LIMITED LIABILITY COMPANY

hereinafter referred to as Grantee

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee, all of the Grantor's right, title, and interest in and to the following described premises, to wit:

ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto (the "Land");

Bill Garrett Davidson County
Batch# 74672 DEEDWARR
03/29/2018 11:14:43 AM 5 pgs
Fees: $28.00 Taxes: $4,424.59

20180329-0029418

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the said premises to the said Grantee, his heirs, successors, and assigns forever.

And said Grantor hereby covenants with said Grantee that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances, except 2018 property taxes which are to be prorated between the parties hereto and which Grantee herein assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

By execution of this instrument, Grantor makes oath that the Property conveyed herein has been used as business or investment property only and has not been occupied as a principle place of residence for himself, his spouse, or any of his dependents.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

First Party does certify the above described property is not used by him or a spouse or dependent of his, as a principal place of residence, as set out in TCA 26-2-301.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

David Roy Hill

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Roy Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of March, 2018.

Houston E Hill

Notary Public

HOUSTON E. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-5-20

EXHIBIT A

(Legal Description)

"TRACT 1"

A TRACT OF LAND LYING IN THE 31ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH BY DAVID R. HILL ET AL., ON THE EAST BY ALVIN C. BEERMAN, ON THE SOUTH BY V. MARLENE HIGHT AND DAVID ROY HILL, AND ON THE WEST BY NOLENSVILLE PIKE (U.S. HWY 41-A, STATE ROUTE 11) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) IN THE EASTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE PIKE (U.S. HWY 41A, STATE ROUTE 11), AT THE SOUTHEAST PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO DAVID R. HILL, HOUSTON E. HILL AND CATHERINE H. MELBY, AS OF RECORD IN BOOK 9926, PAGE 533, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; SAID IRON ROD FURTHERMORE BEING SITUATED, SOUTHEASTERLY, 400 FEET FROM THE INTERSECTION OF NOLENSVILLE PIKE AND PETTUS ROAD; THENCE,

1. LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID NOLENSVILLE PIKE (U.S. HWY 41A, STATE ROUTE 11), AND WITH THE SOUTHEASTERLY PROPERTY LINE OF SAID DAVID R. HILL HOUSTON E. HILL AND CATHERINE H. MELBY PROPERTY, NORTH 38 DEGREES 38 MINUTES 15 SECONDS EAST, 440.10 FEET TO AN IRON ROD (SET) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO ALVIN C. AND BILLIE P. BEERMAN AS OF RECORD IN BOOK 4273, PAGE 643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE WESTERLY PROPERTY LINE OF SAID ALVIN C. BEERMAN, IN PART, SOUTH 61 DEGREES 55 MINUTES 45 SECONDS EAST, 430.00 FEET TO AN IRON ROD (FOUND) AT THE MOST NORTHERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO V. MARLENE HIGHT AS OF RECORD IN INSTRUMENT NO. 20060711-0082879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
3. WITH THE NORTHERLY LINE OF SAID V. MARLENE HIGHT, IN PART, SOUTH 53 DEGREES 35 MINUTES 13 DEGREES WEST, 330.09 FEET, TO AN IRON ROD (SET) AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO DAVID ROY HILL AS OF RECORD IN BOOK 5691, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
4. WITH THE EASTERLY PROPERTY LINE OF SAID DAVID ROY HILL, NORTH 31 DEGREES 35 MINUTES 00 SECONDS WEST, 85.84 FEET TO AN IRON ROD (FOUND); THENCE,
5. WITH THE NORTHERLY PROPERTY LINE OF SAID DAVID ROY HILL SOUTH 56 DEGREES 45 MINUTES 00 SECONDS WEST, 267.54 FEET TO AN IRON ROD (FOUND) ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NOLENSVILLE PIKE (U.S. HWY 41A, STATE ROUTE 11); THENCE,

6. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID NOLENSVILLE PIKE (U.S. HWY 41A, STATE ROUTE 11), WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2,950.18 FEET, A CENTRAL ANGLE OF 03 DEGREES 24 MINUTES 27 SECONDS, FOR AN ARC LENGTH OF 175.46 FEET TO THE POINT OF BEGINNING; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 06 MINUTES 04 SECONDS WEST, 175.43 FEET.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF JAMES TERRY & ASSOCIATES, JAMES G. TERRY, TN RLS NO. 2287, DATED JANUARY 12, 2018 AND REVISED MARCH 20, 2018 BEARING JOB NO. 2016-743.

BEING THE SAME PROPERTY CONVEYED TO DAVID ROY HILL AS OF RECORD IN BOOK 10063, PAGE 562, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

"TRACT 2"

A TRACT OF LAND LYING IN THE 31ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH AND EAST BY DAVID ROY HILL, ON THE SOUTH BY V. MARLENE HIGHT, AND ON THE WEST BY NOLENSVILLE PIKE (U.S. HWY 41-A, STATE ROUTE 11) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID NOLENSVILLE PIKE (U.S. HWY 41-A, STATE ROUTE 11, AT THE SOUTHEASTERLY PROPERTY CORNER OF DAVID ROY HILL AS OF RECORD IN BOOK 10063, PAGE 562, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; SAID IRON ROD
FURTHERMORE BEING SITUATED, SOUTHEASTERLY 575 FEET FROM THE INTERSECTION OF NOLENSVILLE PIKE AND PETTUS ROAD; THENCE,

1. LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID NOLENSVILLE PIKE (U.S. HWY 41-A, STATE ROUTE 11) AND WITH THE SOUTHERLY PROPERTY LINE OF SAID DAVID ROY HILL, NORTH 56 DEGREES 45 MINUTES 00 SECONDS EAST, 267.54 FEET TO AN IRON ROD (FOUND) AT A SOUTHERLY PROPERTY CORNER OF SAID DAVID ROY HILL, SAID IRON ROD ALSO BEING THE MOST NORTHERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,
2. WITH THE WESTERLY PROPERTY LINE OF SAID DAVID ROY HILL, SOUTH 31 DEGREES 35 MINUTES 00 EAST, 85.84 FEET TO AN IRON ROD (SET) IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO V. MARLENE HIGHT AS OF RECORD IN INSTRUMENT NO. 20060711-0082879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD ALSO BEING THE SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,
3. WITH THE NORTHERLY PROPERTY LINE OF SAID V. MARLENE HIGHT, IN PART, SOUTH 53 DEGREES 35 MINUTES 13 SECONDS WEST, 252.88 FEET TO AN IRON ROD

(FOUND) IN THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NOLENSVILLE PIKE (U.S. HWY 41-A, STATE ROUTE 11); THENCE,

4. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID NOLENSVILLE PIKE (U.S. HWY 41-A, STATE ROUTE 11), WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2,950.18 FEET, A CENTRAL ANGLE OF 01 DEGREES 57 MINUTES 10 SECONDS, FOR AN ARC LENGTH OF 100.54 FEET TO THE POINT OF BEGINNING; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 25 MINUTES 16 SECONDS WEST, 100.54 FEET.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF JAMES TERRY & ASSOCIATES, JAMES G. TERRY, TN RLS NO. 2287, DATED JANUARY 12, 2018 AND REVISED MARCH 20, 2018 BEARING JOB NO. 2016-743.

BEING THE SAME PROPERTY CONVEYED TO DAVID ROY HILL AS OF RECORD IN BOOK 5691, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.