Bill Garrett Davidson County
Batch# 124814 DEEDWARRSP
08/06/2018 11:01:48 AM 7 pgs
Fees: $38.00 Taxes: $740.00
20180806-0076926

This Instrument Prepared by:
Perrone & Young
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP/PARCEL NO.:

Ridgeview 2 Development, LLC, Same as New Owner P/O 163-122.00 add 163-07-0-A-001.00 co and 163-07-0-A-007.00 CO

400 Overbeck Lane, Suite 101
Nashville, TN 37204
Attn: Brian Chastain

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AF PB2, LLC**, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Ridgeview 2 Development, LLC,, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, 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 through the Grantor, but not further or otherwise.***

Whenever 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 Grantor's hand, this 27th day of July, 2018.

AF PB2, LLC, a Tennessee limited liability company

By: _____
G. Nelson Crowe, II, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. NELSON CROWE, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of AF PB2, LLC, the within-named bargainor, a Tennessee limited liability company, and that he, as President, executed the within instrument for the purposes therein contained on behalf of the partnership, by signing the name of the partnership by himself as President.

Witness my hand and official seal at Brentwood, TN, this 27th day of July, 2018.

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

_____
Notary Public

My Commission Expires: 12/6/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $200,000.

_____
Affiant

Subscribed and sworn before me this 27th day of July, 2018.

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

_____
Notary Public

My Commission Expires: 12/6/21

EXHIBIT "A"
LEGAL DESCRIPTION

RIDGEVIEW PHASE II-TRACT I

BEING A CERTAIN TRACT OF LAND LYING IN THE 32ND COUNCIL DISTRICT, ANTIOCH, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS A PORTION OF PARCEL 122 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 163. SAID TRACT IS LOCATED AT THE NORTHERLY TERMINUS OF FENWAY LOOP AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING FROM THE INTERSECTION OF EAGLEVIEW BOULEVARD AND FENWAY LOOP, NORTH 33 DEGREES 32 MINUTES WEST, 238.4 FEET TO THE POINT OF BEGINNING;

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE EASTERLY LINE OF MELINDA S. ATKINSON AND LORETTA D. PROCTOR OF RECORD AS INSTRUMENT NO. 20160322-0027227, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AT THE NORTHWESTERLY CORNER OF AF PB2, LLC OF RECORD AS INSTRUMENT NUMBER 20130702-0068072, R.O.D.C.T. WHICH IS SHOWN AS AN OPEN SPACE ON THE PLAT ENTITLED "RIDGEVIEW UDO, PHASE ONE" OF RECORD AS INSTRUMENT NUMBER 2008603-0056596, R.O.D.C.T., AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID OPEN SPACE WITH SAID MELINDA S. ATKINSON AND LORETTA D. PROCTOR, NORTH 38 DEGREES 56 MINUTES 13 SECONDS EAST, 132.51 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP, AT THE SOUTHEASTERLY CORNER OF NORMAN W. HARDING OF RECORD AS INSTRUMENT NUMBER 20170426-0040896, R.O.D.C.T.;

THENCE, WITH SAID NORMAN W. HARDING, NORTH 39 DEGREES 07 MINUTES 39 SECONDS EAST, 220.25 FEET TO A 3/4" IRON ROD (OLD) WITH NO CAP;

THENCE, CONTINUING WITH SAID NORMAN W. HARDING, NORTH 87 DEGREES 18 MINUTES 22 SECONDS WEST, 10.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, AT THE SOUTHEASTERLY CORNER OF DANNY JOEL REED, OF RECORD IN BOOK 4262, PAGE 90, R.O.D.C.T.;

THENCE, WITH SAID DANNY JOEL REED, NORTH 39 DEGREES 22 MINUTES 09 SECONDS EAST, 223.75 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP IN THE SOUTHERLY LINE OF BEDROCK HOLDINGS II (NASHVILLE), LLC, OF RECORD AS INSTRUMENT NUMBER 20171222-0130652, R.O.D.C .T. WHICH IS SHOWN AS LOT 1 ON THE PLAT ENTITLED "THE CLUB AT HICKORY HOLLOW" OF RECORD IN PLAT BOOK 6250, PAGE 838, R.O.D.C.T.;

THENCE, WITH SAID LOT 1, SOUTH 82 DEGREES 03 MINUTES 21 SECONDS EAST, 568.86 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

THENCE, LEAVING SAID LOT 1 AND SEVERING AF PB2, LLC, OF RECORD AS INSTRUMENT NUMBER 20130702-0068071, R.O.D.C .T., WITH A NEW LINE OF DIVISION, FOR THE NEXT 15 CALLS:

1) SOUTH 13 DEGREES 13 MINUTES 24 SECONDS WEST, 47.94 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, ON THE TOP OF A BANK OF A STREAM;
2) ALONG SAID TOP OF BANK, SOUTH 42 DEGREES 06 MINUTES 13 SECONDS WEST, 19.98 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
3) SOUTH 66 DEGREES 01 MINUTES 57 SECONDS WEST, 46.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
4) SOUTH 28 DEGREES 08 MINUTES 37 SECONDS WEST, 42.00 FEET TO AN IRON ROD (NEW) WITH A CAP

STAMPED, RAGAN-SMITH & ASSOCIATES;
5) SOUTH 33 DEGREES 59 MINUTES 02 SECONDS WEST, 42.43 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
6) SOUTH 53 DEGREES 10 MINUTES 17 SECONDS WEST, 52.99 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
7) SOUTH 36 DEGREES 48 MINUTES 20 SECONDS WEST, 49.14 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
8) SOUTH 59 DEGREES 40 MINUTES 41 SECONDS WEST, 63.53 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
9) SOUTH 35 DEGREES 45 MINUTES 57 SECONDS WEST, 39.01 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
10) SOUTH 45 DEGREES 20 MINUTES 45 SECONDS WEST, 46.98 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
11) SOUTH 75 DEGREES 32 MINUTES 00 SECONDS WEST, 58.19 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
12) SOUTH 50 DEGREES 24 MINUTES 15 SECONDS WEST, 48.73 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
13) SOUTH 07 DEGREES 51 MINUTES 32 SECONDS WEST, 41.17 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
14) SOUTH 50 DEGREES 21 MINUTES 31 SECONDS WEST, 113.68 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
15) SOUTH 20 DEGREES 42 MINUTES 10 SECONDS WEST, 99.48 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHERLY LINE OF AN OPEN SPACE AS SHOWN ON THE PLAT ENTITLED "RIDGEVIEW UDO, PHASE ONE" OF RECORD AS INSTRUMENT NUMBER 2008603-0056596, R.O.D.C.T., WHICH IS OWNED BY AF PB2, LLC, OF RECORD AS INSTRUMENT NUMBER 20130702-0068072, R.O.D.C.T.;

THENCE, WITH SAID OPEN SPACE AND PARCELS 1 AND 7 AS SHOWN ON THE PLAT ENTITLED "RIDGEVIEW UDO, PHASE ONE, RESUBDIVISION OF LOTS 1-11, 61-66, 76-95 & 102-132" OF RECORD AS INSTRUMENT NUMBER 20120807-0070420, R.O.D.C .T., WHICH IS OWNED BY AF PB2, LLC, OF RECORD AS INSTRUMENT NUMBER 20130702-0068072, R.O.D. C.T., AND THE NORTHERLY TERMINUS OF THE RIGHT-OF-WAY OF FENWAY LOOP, NORTH 56 DEGREES 49 MINUTES 32 SECONDS WEST, 256.48 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID OPEN SPACE AND PARCEL 1, WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 29 DEGREES 12 MINUTES 27 SECONDS, A RADIUS OF 393.00 FEET, AN ARC LENGTH OF 200.34 FEET, A BEARING AND DISTANCE OF NORTH 71 DEGREES 25 MINUTES 46 SECONDS, 198.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 294,563 SQUARE FEET OR 6.76 ACRES, MORE OR LESS.

RIDGEVIEW PARCELS 1 & 7-TRACT(S) II & III

BEING PARCELS 1 AND 7 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 163-7 A. SAID PARCELS ARE LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAGLEVIEW BOULEVARD AT THE INTERSECTION OF FENWAY LOOP. SAID PARCELS ARE SHOWN ON THE PLAT ENTITLED "RIDGEVIEW UDO, PHASE ONE, RESUBDIVISION OF LOTS 1-11, 61-66, 76-95 & 102-132" OF RECORD AS PLAT INSTRUMENT NUMBER 20120807-0070420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND HEREBY REFERENCED FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

RIDGEVIEW OPEN SPACE; PARCEL 903-TRACT IV

BEING PARCEL 903 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 163-7 A. SAID PARCEL IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAGLEVIEW BOULEVARD, 131 FEET EAST OF THE EASTERLY RIGHT-OF-WAY OF FENWAY LOOP. SAID PARCEL IS SHOWN ON THE PLAT ENTITLED "RIDGEVIEW UDO, PHASE ONE" OF RECORD AS PLAT INSTRUMENT NUMBER 20080603-0056596, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND HEREBY REFERENCED FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being a portion of the property conveyed to AF PB2, LLC, a Tennessee limited liability company, by Special Warranty

Deed from PNB Holding Co. 2, Inc., a Tennessee Corporation, dated June 28, 2013, of record in Instrument No. 20130702-0068071; and by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee Corporation, dated June 28, 2013, of record in Instrument No. 20130702-0068072, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. All matters appearing on the Final Plat of Ridgeview UDO, Phase One, as of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee.

2. All matters appearing on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95, & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Final Plat of the Shoppes at Ridgeview Planned Unit Development, a Minor Subdivision, as of record in Instrument No. 20081222-0121715

4. All matters appearing on the ALTA Land Title Survey (File No. 4212alt.dgn; Project No. 24212.00) prepared and certified on September 19, 2005 by Kenneth A. Bau (Registration Number 2019) of Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080512-0048644; as Supplemented and Amended in Instrument No. 20120619-0053771, Register's Office for Davidson.County, Tennessee; and as provided in those By-Laws appended thereto; and as provided in the Homeowners Association Charter appended thereto; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage of record in Book 8757, page 832 and in Book 8764, page 706, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Instrument No. 20060809-0097641, Register's Office for Davidson County, Tennessee.

8. Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20090316- 0023090, Register's Office for Davidson County, Tennessee.

9. Declaration of Reciprocal Easement agreement with Lakeshore Christian Church, of record in Instrument No. 20081203-0117279, Register's Office for Davidson County, Tennessee.

10. Inspection and Maintenance Agreement for Private Storm water Management Facilities of record in Instrument No. 20081120-0114320, as superseded in Instrument No. 20090922- 0088019, Register's Office for Davidson County, Tennessee.

11. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20081120-0114360, Register's Office for Davidson County, Tennessee.