THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 251014 DEEDWARRSP
07/01/2019 12:44:30 PM 5 pgs
Fees: $28.00 Taxes: $2,312.50
20190701-0063743

32089-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ole South/Craighead J.V. 421 East Iris Drive, Suite 300 Nashville, TN 37204 ATTN: Bill Hostettler	New Owner	15000023700

SPECIAL WARRANTY DEED

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 of which is hereby acknowledged, the undersigned, **The Ridge at Antioch, Limited Partnership, a Tennessee limited partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Ole South/Craighead J.V., a Tennessee joint venture** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING all of the same property conveyed to The Ridge at Antioch, Limited Partnership, a Tennessee limited partnership by General Warranty Deed dated February 16, 2016 from Antonio Darsinos and Kathy Katsaitis, of record in Instrument No. 20160217-0014869, Register's Office for Davidson County Tennessee, as corrected in Deed of Correction dated November 3, 2016, of record in Instrument No. 20161104-0117205, said Register's Office.

THIS is raw land being situated at and known as 2858 Murfreesboro Pike, Antioch, TN 37013.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of June, 2019.

The Ridge at Antioch, Limited Partnership, a Tennessee limited partnership

By: Ridge Management Antioch, LLC, a Tennessee limited liability company
Its: General Partner

By: _____
Arby Smith, Chief Manager

STATE OF Arkansas]
COUNTY OF Pulaski]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Arby Smith, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of Ridge Management Antioch, LLC, a Tennessee limited liability company, General Partner of The Ridge at Antioch, Limited Partnership, a Tennessee limited partnership, the within-named bargainor, and that he/she as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as Chief Manager.

WITNESS my hand, at office, this 28th day of June, 2019.

STATE OF ARKANSAS NOTARY PUBLIC
EDYE M. MILLER
MY COMMISSION # 12706792
EXPIRES: February 20, 2029
Pulaski County

Edye M. Miller
Notary Public
My Commission Expires: 2-20-2029

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

_____
Affiant

Subscribed and sworn to before me this
28th day of June, 2019.

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 8, 2019

EXHIBIT A
Legal Description

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located generally East of Forest View Drive, North of Murfreesboro Road and West of Hamilton Church Road, being Lot 68, Forest View Park South, as of record in Plat Book 6900, Page 161, Register's Office for Davidson County ("R.O.D.C.") with the property line modified by Forest Pointe Condominiums, Formerly Re-subdivision of Lot 69 Forest View Park South, as of record in Plat Book 6900, Page 930, R.O.D.C. and being more particularly described as follows:

BEGINNING at a concrete monument found in the easterly right-of-way line of Forest View Drive, said monument being the Southwest corner of the second Revision, Forest Pointe Condominiums, as of record in Plat Book 7900, Page 281, R.O.D.C.; Thence, leaving said right-of-way line with the southerly line of Second Revision, Forest Pointe Condominiums, S 45°14'05" E, 292.70 feet to a 5/8" rebar found; Thence, continuing with said line, S 87°01'48" E, 320.93 feet to a ½" rebar found at the Southwest corner of the First Revision, Forest Pointe Single Family, Phase I, as of record in Plat Book 9700, Page 92, R.O.D.C.; Thence, with the southwesterly line of said Forest Pointe Single Family, Phase I, N 54°12'36" E, 85.00 feet to an iron pin set; Thence, with the southwesterly line of said Forest Pointe Single Family, Phase I, N 83°47'43"E, 141.02 feet to an iron pin set; Thence, with the southerly line of said Forest Pointe Single Family, Phase I, S 75°06'47" E, 110.00 feet to a capped rebar "BWSC" found at an angle point in the southerly line of lot 36; Thence, with the southwesterly line of the First Revision, Forest Pointe Single Family, Phase II, as of record in Plat Book 9700, Page 138, R.O.D.C., S 52°21'25" E, 405.38 feet to a ½" capped rebar "BWSC" found at the most southerly corner of Lot 31; Thence, leaving said line, S 51°44'46" E, 37.66 feet to a capped rebar "Cherry" found in the westerly line of Hamilton Creek Apartments, L.P., as of record in Instrument #20031117-0167650, R.O.D.C., said point being in the Columbia Gulf Transmission Company Right-of-Way, as of record in Book 3463, Page 126, R.O.D.C.; Thence, with the westerly line of said Hamilton Creek Apartments, L.P. and running in The Columbia Gulf Right-of-Way, S 53°17'11"W, 553.96 feet to a capped rebar "Cherry" found at the Southwest corner of Hamilton Creek Apartments, L.P.; Thence, leaving said line and running with the northerly line of Antonio Darsinos, as of record in Instrument #20141219-0116344, R.O.D.C., N 45°14'08" W, 638.99 feet to a 1/2" capped rebar "Davidson" found; Thence, continuing with said line, N 75°32'03"W, 37.97 feet to a ½" capped rebar "Davidson" found; Thence, continuing with said line, N 45°11'08"W, 414.97 feet to a capped rebar "Davidson 1467" found in the easterly right-of-way line of Forest View Drive; Thence, with said easterly right-of-way, N 43°41'24" E, 50.04 feet to the POINT OF BEGINNING. Containing 339,388 square feet or 7.79 acres, more or less. Basis of bearing for the above described tract is the southerly line of The First Revision, Forest Pointe Single Family, Phase II, as of record in Plat Book 9700, Page 138, R.O.D.C.

The description of the Property was obtained from an A.L.T.A/A.C.S.M Land Title Survey by Sawyer Land Surveying, LLC, Mark E. Sawyer, Tennessee License No. 1649, File No. 015-058.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 15000023700. 2019 taxes have been prorated between the parties as part of closing and assume by the Grantee.

3. Subject to the Gulf Interstate Gas Company Easement, of record in Book 2244, Page 13, Register's Office for Davidson County, Tennessee.

4. Subject to the Colonial Pipeline Easement, of record in Book 4607, Page 484, said Register's Office.

5. Subject to the Easement to Columbia Gulf Transmission Company, of record in Book 3463, Page 126, said Register's Office.

6. Subject to the Matters shown on Plan for Forest View Park South, including without limitation sewer easement of record in Plat Book 6900, Pages l60 & 161, said Register's Office.

7. Subject to the Easements retained in the Metropolitan County Council Bill 088-397, as recorded with Deed of record as Instrument No. 20121130-0109905, said Register's Office.

8. Subject to the Declaration of Covenants and Restrictions for Forest View Park South, of record in Book 7075, Page 790 and corrected in Book 7079, Page 424, said Register's Office.

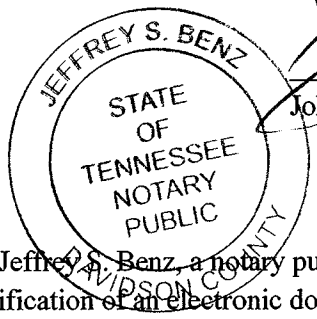
9. Grant of Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20140505-0037955, said Register's Office.

10. Post Closing and Temporary Easement Agreement, of record in Instrument No. 20160217-0014870, said Register's Office.

11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20160915-0097133, said Register's Office.

12. Easement Agreement, of record in Instrument No. 20161104-0117206, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019