Karen Johnson Davidson County
Batch# 292193 DEEDWARRSP
09/27/2019 09:10:17 AM 5 pgs
Fees: $28.00 Taxes: $1,325.82
20190927-0098365

Return Recorded Document to:

Cane Ridge Apartments, LLC
P.O. Box 9846
Greensboro, NC 27429

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Cane Ridge Apartments, LLC P.O. Box 9846 Greensboro, NC 27429	Map/Parcel 174-0-038.00	Same
This instrument prepared by: E. H. Camp, III, Attorney at Law 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CENTURY FARMS, LLC,** a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **CANE RIDGE APARTMENTS, LLC**, a North Carolina limited liability company (the "Grantee"), and Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Being land in Nashville, General Services District, Thirty-second Councilmanic District, Davidson County, Tennessee, located south of Interstate 24 and south of Old Franklin Road and being more particularly described as follows:

Beginning in the southwesterly intersection of the right-of-way line of Old Franklin Road as widened and the southerly line of Interstate 24 in the northeasterly corner of the herein described property:

THENCE, with the southerly line of Interstate 24, S 42°31'15" E, 205.65 feet to an iron rod (old) in a northeasterly corner of property of Salahadeen Center of Nashville, Inc., of record in Instrument No. 200912080112325, Register's Office for Davidson County, Tennessee;

THENCE, leaving said right-of-way line and with said Salahaden Center the following calls:

S 80°44'41" W, 366.84 feet;

N 16°39'13" W, 41.36 feet to the southerly right-of-way line of Old Franklin Road as widened;

THENCE, with said right-of-way line, with a curve to the left, 291.00 feet, said curve having a central angle of 11°10'20", a radius of 1,492.39 feet, a tangent of 145.96 feet, and a chord of N 53°57'31" E, 290.54 feet to the Point of Beginning;

Containing 35,833 square feet, or 0.82 acre more or less on the ALTA/ACSM Land Title Survey of the H. C. Turner Family General Partnership property prepared by Barge Waggoner Sumner & Cannon, Inc., dated July 22, 2015, under File No. 3563900.

Being part of the same property conveyed to CENTURY FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY by deed from H. C. TURNER FAMILY GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP THAT IS SUCCESSOR BY MERGER TO H. C. FAMILY LIMITED PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, dated July 27, 2015, of record in Instrument No. 20150728-0074168, said Register's Office.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters described on EXHIBIT A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, and Grantee's and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under 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.

25 **IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed as of the day of September, 2019.

CENTURY FARMS, LLC, a Delaware limited liability company

By: Development Partners, LLC, a Tennessee limited liability company, its Manager

By: _____
Its: Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William A. Oldacre Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director of Development Partners, LLC, Manager of Century Farms, LLC, a Delaware limited liability company, the within named bargainor, and that as such Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Director.

Witness my hand at office, this 23rd day of September, 2019.

Debora Sloan
Notary Public

My Commission expires: 4-4-2022

DEBORA SLOAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My commission expires April 4 2022

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $358,330.00.

Brandy Gomazf
Grantee

Sworn to and subscribed before me,
this 25th day of September, 2019.

Connie Cantrell
NOTARY PUBLIC

My commission expires: _____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires, July 9, 2022

EXHIBIT A

1. Taxes for the year 2019, not yet due and payable.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151125-0120004 and Instrument No. 20151125-0120006, Register's Office for Davidson County, Tennessee;.

3. Memorandum of Development Agreement of record in Instrument No. 20151125-0120007, said Register's Office.

4. Drainage and Retention Easement Agreement of record in Instrument No. 20151125-0120008, said Register's Office.

5. Access, Construction and Fill Material Easement Agreement of record in Instrument No. 20160427-0041025, said Register's Office.

6. Restrictive Declaration contained in instrument of record in Instrument No. 20181008-0099438, said Register's Office.

7. Slope Easement Agreement of record in Instrument No. 20190708-0066384, said Register's Office.

8. Transmission Line Easement of record in Book 2393, Page 304 and Book 2393, Page 308, said Register's Office.

9. Easement of record in Book 5114, Page 695, said Register's Office.

10. Electric Easement of record in Book 5380, Page 726, said Register's Office.