(1)

THIS INSTRUMENT WAS PREPARED BY:
White & Reasor, PLC
Two American Center, Suite 400
3102 West End Avenue
Nashville, TN 37203
Telephone: 615-324-7889

Karen Johnson Davidson County
Batch# 368414 DEEDWARRSP
03/06/2020 10:12:30 AM 6 pgs
Fees: $33.00 Taxes: $10,685.60
20200306-0025393

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NO.:
Vintage Century Farms Owner, LLC 1610 South Church Street, Suite C Murfreesboro, TN 37130	New Owner	Part of Map 174 Parcel 213

STATE OF Indiana
COUNTY OF Marion

The actual consideration or value, whichever is greater, for this transfer is $2,888,000.00.

NOTARY PUBLIC SEAL STATE OF INDIANA
ANDREW EYSTER
My Commission Expires
August 20, 2025
Commission Number 704304
Morgan County

AFFIANT

Subscribed and sworn to before me this 3rd day of March, 2020.

Andrew Eyster
Notary Public

My Commission Expires:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CENTURY FARMS, LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto VINTAGE CENTURY FARMS OWNER, LLC, a Delaware limited liability company ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

NCS-929498

This is improved property located on Cane Ridge Parkway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed to be effective as of the 3rd day of March, 2020.

GRANTOR:

CENTURY FARMS, LLC, a Delaware limited liability company

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

By: _____
Mark McDonald, Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Debora Sloan, a Notary Public of said County and State, personally appeared Mark McDonald, 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, a Tennessee limited liability company, which is the Manager of CENTURY FARMS, LLC, a Delaware limited liability company, the within named bargainor, and that Mark McDonald, as Director, executed the foregoing instrument for the purposes therein contained, by signing the name of Development Partners, LLC, which is the Manager of CENTURY FARMS, LLC, and on its behalf.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of March, 2020.

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

EXHIBIT "A"

LEGAL DESCRIPTION

BEING ALL OF LOT 2A ON FINAL PLAT CENTURY FARMS PLAT 2A SUBDIVISION RECORDED IN INSTRUMENT NO. 20200128-0010220, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING a portion of the same property conveyed to Century Farms, LLC by deed of record as Instrument Number 20150728-0074168, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. Terms and provisions of Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms, by Century Farms, LLC, of record in Instrument No. 20151125-0120004, in the Register's Office of Davidson County, Tennessee as supplemented by Supplement to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms recorded in Instrument No. 20200109-0003283, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Drainage and Retention Easement Agreement, by and between Century Farms, LLC, and CHS Realty Holdings III, LLC, of record in Instrument No. 20151125-0120008, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Restrictive Declaration, by Century Farms, LLC, of record in Instrument No. 201810080099438, in the Register's Office of Davidson County, Tennessee.

5. Lack of direct access to a controlled access highway, 1-24.

6. Slope Easement Agreement from CHS Realty Holdings, LLC to Century Farms, LLC, of record in Instrument No. 201907080066384, in the Register's Office of Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 201909230096482, in the Register's Office of Davidson County, Tennessee.

8. All matters shown on plat(s) of record in Instrument No. 201910030101275, in the Register's Office of Davidson County, Tennessee.

9. All matters shown on plat(s) of record in Instrument No. 20200124-0008849, in the Register's Office of Davidson County, Tennessee.

10. All matters shown on plat(s) of record in Instrument No. 20200128-0010220, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jeff Wainscott, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeff Wainscott
Signature

State of Indiana

County of Marion

Personally appeared before me, Andrew Eyster a notary public for this county and state Jeff Wainscott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Andrew Eyster
Notary's Signature

My Commission Expires: 8-20-2025
Notary' Seal (if on paper)

NOTARY PUBLIC SEAL STATE OF INDIANA

ANDREW EYSTER
My Commission Expires
August 20, 2025
Commission Number 704304
Morgan County