

SPECIAL WARRANTY DEED

Return to:

Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

BOX 10



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
GREATER, FOR THIS TRANSFER IS \$1,125,000.00

[Signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH
DAY OF MAY, 2012.

[Signature]
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120036822 DEEDWARRSP
Recvd: 05/18/12 14:13 2 pgs
Fees: 13.00 Taxes: 4162.50

20120518-0043354

THIS INSTRUMENT WAS PREPARED BY
Fred Russell Harwell, Attorney, Adams and Reese, LLP
424 Church Street, Suite 2700, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AI DevCo, LLC	New Owner	
(NAME)	(NAME)	
2002 Richard Jones Road, C-208		130130B001, 130130B002
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		130130B003, 130130B004
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE
HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE
RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Cheekwood Botanical Gardens and Museum of
Art**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE
PRESENTS DOES TRANSFER AND CONVEY UNTO **AI DevCo, LLC, a Tennessee limited liability,
company, a Forty-seven percent (47%) undivided interest and to Jackson W. Moore, Jr, a Fifty-
three percent (53%) undivided interest, as tenants in common**, HEREINAFTER CALLED THE
GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN
DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Nos. 1 & 3 and 2 & 4 of Cheekwood Commons, a
P.U.D. as shown as Exhibit "B" to Declaration of Protective Covenants, Conditions and Restrictions for
Cheekwood Commons, a Horizontal Property Regime with Private Elements of record in Instrument
No. 20070306-0027852 and as amended in Instrument No. 20070711-0082795, Register's Office for
Davidson County, Tennessee, together with all common and private elements appurtenant thereto.

Being a part of the same property conveyed to Cheekwood Botanical Gardens and Museum of Art by
deed from Deer Creek Construction dated 09/28/2007 and filed of record in Instrument No. 20071005-
0119233, in the Register's Office for Davidson County, Tennessee and being the same property
conveyed to Cheekwood Botanical Gardens and Museum of Art by deed from Joseph L. Meiz and wife,
Sandra Meiz dated 09/28/2007 and filed of record in Instrument No. 20071005-0119236, in the
Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and
conditions, and other matters of record, including all items set out on any applicable plat of record; (2)
any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as
of the date of closing and assumed by the Grantee herein.

unimproved ☒ X
This is improved property, known as

1216 & 1218 Forrest Park Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto
belonging to the said GRANTEE, it's successors and assigns forever; and we do covenant with the said GRANTEES that we
are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered,
unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and
forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all
persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever 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 my hand this 17th day of May, 2012.

Cheekwood Botanical Gardens and Museum of Art

BY:

James R. Boyd

James R. Boyd

IT'S: Chief Financial Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared James R. Boyd, with whom I am personally acquainted and who, upon oath, acknowledged him/herself to be Chief Financial Officer of Cheekwood Botanical Gardens and Museum of Art, the within named bargainer, a Tennessee corporation, and that he/she as such Chief Financial Officer of Cheekwood Botanical Gardens and Museum of Art, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Chief Financial Officer .

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2012.

Kevin D. Montgomery
Notary Public

My Commission Expires:

