BILL GARRETT, Davidson County
Trans:T20110046389 DEEDWARRSP
Recvd: 08/01/11 09:21 5 pgs
Fees:28.00 Taxes:492.30
20110801-0058550

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| **THIS INSTRUMENT WAS PREPARED BY:**<br>Bor 4pt<br>Jack W. Robinson, Jr.<br>GULLETT, SANFORD, ROBINSON & MARTIN, PLLC<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $133,053.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of July, 2011.<br><br>Notary Public<br><br>My Commission Expires: 1/2/14<br><br>LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Freeland Realty 3, LLC<br>5333 Hickory Hollow Parkway<br>Antioch, Tennessee 37013 | SAME | Parcel 33 on Map 174 |

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which are hereby acknowledged, **CREWS CROSSINGS, LLC**, a Tennessee limited

liability company, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **FREELAND REALTY 3, LLC**, a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference.

This instrument and conveyance are made subject to those matters and encumbrances set out on Exhibit B attached hereto and incorporated herein by this reference.

**TO HAVE AND TO HOLD** said tract of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, except as set out herein; and Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Further, Grantor hereby remises, releases and forever quitclaims to Grantee all of Grantor's right, title and interest in and to a certain easement for vehicular and pedestrian ingress and egress for the benefit of the tract of land described on Exhibit A attached hereto, all as set out in the Declaration of Ingress/Egress Easement of record as Instrument No. 20110729-0058344, Register's Office for Davidson County, Tennessee. The herein described tract of land is referred to as "Parcel 33" in such Declaration.

Crews Crossings, LLC is one and the same as, and also known as, Crews Crossings LLC.

**IN WITNESS WHEREOF,** this instrument is executed on this 29 day of July, 2011.

**CREWS CROSSINGS, LLC**

By: _____
Mike Slattery, Vice President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE SLATTERY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of July, 2011.

_____
Notary Public

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/6/14

## EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the 32nd Council District, Davidson County, Tennessee, such tract being bounded on the north by Amnon Shreibman, as recorded in Instrument Number 20070613-0071106, Register's Office, Davidson County, Tennessee ("RODC"), on the east by Mary Sue Clark, as recorded in Book 8135, Page 844, RODC, and by Donna G. Wilson, as recorded in Instrument Number 200603150029772, RODC, and on the south and west by Interstate 24 (right of way ("ROW") varies), such tract being described as follows:

Beginning at an iron rod (new) on the northern ROW of Interstate 24 and being the southwestern corner of the said Donna G. Wilson tract; thence along said ROW North 41° 47' 55" West 571.92 feet to a concrete monument (old); thence South 48° 08' 30" West 25.48 feet to a to a concrete monument (old); thence North 41° 49' 03" West 1339.12 feet to a to a concrete monument (old); thence North 48° 06' 47" East 60.92 feet to an iron rod (new); thence North 41° 47' 42" West 11.46 feet to an iron rod (new); thence leaving said ROW with the southern line of said Amnon Shreibman tract South 81° 03' 59" East 527.79 feet to an iron rod (new); thence South 80° 22' 33" East 267.68 feet to an iron rod (new); thence South 82° 22' 22" East 426.00 feet to an iron rod (new); thence South 81° 28' 56" East 169.66 feet to an iron rod (old) at the northwestern corner of the said Mary Sue Clark tract; thence along the western line of Mary Sue Clark and Donna G. Wilson South 05° 29' 27" West 1253.96 feet to the point of beginning, containing 934,593 square feet, or 21.46 acres, more or less, according to the survey by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, dated July 27, 2011.

Being part of the same property conveyed to Crews Crossings, LLC, a Tennessee limited liability company, by deed from Crews Investment Properties of Tennessee, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20051230-0157052, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

PERMITTED ENCUMBRANCES

1. All matters set forth in the Declaration of Protective Covenants and Owners Association, of record in Book 7963, page 145, re-recorded in Book 7966, page 60, amended in Book 8085, page 402 and Book 9730, page 957, supplemented in Book 10722, page 95 and Instrument No. 20000725-0073371, and amended in Instrument No. 20091020-0096901, and in the Assignment of Developer's Rights in Instrument No. 20090724-0069584, Register's Office for Davidson County, Tennessee.

2. Lack of direct access to and from a public right-of-way or road.

3. Lack of direct ingress and egress to I-24, a controlled access highway.

4. That portion of the property within the bounds of a cemetery, together with an easement for ingress and egress thereto.

5. TVA Easement of record in Book 4423, page 828 and Book 4472, page 155, Register's Office for Davidson County, Tennessee.

6. The subject property does not front a completed uncontrolled access street or highway, and any access to the subject property would be only by means of an uncompleted "public access road," as reflected in Sheet 15 of the 1958 TDOT project plans for I-24, and an access easement to be granted across Parcels 67 and/or 68 on Map 174.

7. All matters shown on the survey by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, dated July 27, 2011.

8. 2011 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.