BILL GARRETT, Davidson County
Trans:T20110050207 DEEDWARRSP
Recvd: 08/16/11 10:51 4 pgs
Fees:23.00 Taxes:6660.00



20110816-0063113

This instrument was prepared by:
Emily E. Smith-Sulfaro, Esq.
General Counsel and Secretary
Ford Motor Land Development Corporation
330 Town Center Drive, Suite 1100
Dearborn, Michigan 48126

Return To:
Title Source Inc.
1450 W Long Lake Rd.
Suite 400
Troy, MI 48098

Mail Address of New Owner:
Brian Cummings
1901 Wildwood Avenue
Nashville, TN 37212

Mail Tax Bill to:
Brian Cummings
1901 Wildwood Avenue
Nashville, TN 37212

Map and Parcel No.:
10514027200

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Million Eight Hundred Thousand and 00/100 Dollars (($1,800,000.00), cash in hand paid, and other good and valuable consideration herein paid, **Ford Leasing Development Company LLC**, a Delaware limited liability company (as successor by conversion to Ford Leasing Development Company, a Delaware corporation), hereinafter referred to as "Grantor", has this day bargained and sold and does hereby transfer and convey to **Brian Cummings**, a married man, hereinafter referred to as "Grantee", its successors and assigns, the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, dated July 18, 1966, and revised September 19, 1966, as follows:
As recorded:
Beginning at the intersection of the southern margin extended of Bradford Avenue, with the eastern margin extended of Franklin Pike (8th Avenue South); thence north 71 degrees 04 minutes east 24.81 feet to an iron pin in the southern margin of Bradford Avenue, being the point of beginning; thence north 71 degrees 04 minutes east 325.19 feet to an iron pin on the southern margin of Bradford; thence south 18 degrees 30 minutes east 367.5 feet to an iron pin in the northern margin of a proposed street; thence south 71 degrees 04 minutes west 150 feet with the northern margin of a proposed street to an iron pin; thence south 74 degrees 02 minutes west 135.13 feet continuing along the northern margin of a proposed street to an iron pin; thence south 71 degrees 04 minutes west 39.81 feet continuing along the northern margin of a proposed street to an iron pin; thence in a westerly and northerly direction, 39.46 feet with a curve to the right having a radius of 25 feet, a central angle of 90 degrees 26 minutes to an iron pin in the eastern margin of Franklin Pike; thence north 18 degrees 30 minutes west, 310.50 feet along the eastern margin of Franklin Pike to an iron pin; thence in a northerly and easterly direction, 39.08 feet with a curve to the right having a radius of 25 feet, a central angle of 89 degrees 34 minutes to an iron pin being the point of beginning.

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COMMERCIAL

Being the same property conveyed to Ford Leasing Development Company by Deed from Ervin M. Entrekin, trustee, dated 09/30/1966 and recorded 10/06/1966 in Book 4065, Page 206 of the Davidson County Register's Office.

As surveyed:

Land located in the City of Berry Hill, Davidson County, Tennessee, being described in Deed Book 4065, Page 206, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Remote point of beginning being at the intersection of the South right of way of Bradford Avenue with the East right of way Franklin Pike (8th Avenue South); Thence North 71 Degrees 0 Minutes 43 Seconds East 24.78 feet to a punch being the true point of beginning; Thence along said right of way Bradford Avenue North 71 Degrees 00 Minutes 43 Seconds East 325.34 feet to a rebar; Thence leaving said right of way and along Melpark Properties Management L.P. in Deed Book 11037, Page 674 in the Register's Office of Davidson County, Tennessee, South 18 Degrees 32 Minutes 05 Seconds East 367.81 feet to a concrete monument on the North right of way Melpark Drive; Thence along said Melpark Drive the following courses and distances: South 71 Degrees 04 Minutes 25 Seconds West 150.08 feet to a rebar; South 74 Degrees 00 Minutes 07 Seconds West 135.19 feet to a rebar; South 71 Degrees 07 Minutes 14 Seconds West 40.02 feet to a rebar, with a curve to the right having a radius of 25 feet; a central angle 89 Degrees 58 Minutes 46 Seconds, and an arc length of 39.26 feet to a concrete monument on the East right of way Franklin Pike; Thence along said right of way Franklin Pike North 18 Degress 30 Minutes 00 Seconds West 310.77 feet to a rebar; Thence with a curve to the right having a radius of 25 feet a central angle of 89 Degrees 21 Minutes 25 Seconds and an arc length of 38.99 feet to the point of beginning. Containing 2.93 acres more or less, all as shown on survey by Hopkins Surveying Group Drawing Number 2010-84-3 dated April 30, 2010. *Is the same property described in Title Commitment #11-03506697 dated April 9, 2010.

This is improved property commonly known as 2300 Franklin Pike, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple land has a good right to convey it. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Title to the property hereinabove described is subject to the following exceptions:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Closing Date hereof but prior to the date the Purchaser acquires for value of record the estate or interest covered by the Deed.
2. Intentionally deleted.
3. Rights or claims of parties in possession not shown by the Public Records.
4. Easements or claims of easements not shown by the Public Records.
5. 2011 property taxes, a lien, not yet due or payable.
6. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Record. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the Public Record.
7. Taxes and assessments that have become a lien against the property after date of closing.
8. Building and use restrictions, conditions, covenants, reservations, exceptions, leases, easements, and rights and agreements (whether or not similar to the foregoing) of record.
9. Visible easements and party walls.
10. Applicable zoning, building laws and other regulatory laws and ordinances affecting the Property.

11. The lien of Applicable Taxes and water and sewer charges.

12. Property is subject to a 15 foot easement for sewer adjacent to Bradford Avenue in the northeast corner of said property as contained in the Deed to Ford Leasing of record in Book 4065, Page 206, in the Register's Office for Davidson County, Tennessee.

13. Terms and conditions of the easement as granted to Southern Bell Telephone and Telegraph Company of record in Book 4245, Page 488, in the Register's Office for Davidson County, Tennessee.

14. Intentionally deleted.

15. Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.

16. Concrete encroachment on the East property line.

Witness Grantor's hand this 15th day of August, 2011

GRANTOR:

Ford Leasing Development Company LLC,
a Delaware limited liability company (as successor by conversion to Ford Leasing Development Company, a Delaware corporation)

By: _____
Name: Jeffrey A. Lynch
Its: Vice President

STATE OF MICHIGAN)
) SS
COUNTY OFWAYNE)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey A. Lynch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (him/her)self to be the Vice President of **Ford Leasing Development Company LLC**, a Delaware limited liability company, on behalf of said limited liability company, 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 Vice President.

Witness my hand and seal, at office in Dearborn, Michigan, this 11TH day of August, 2011

_____

Notary Public, WAYNE County, Michigan
My commission expires: _____

SHARON L. SANDMAN
NOTARY PUBLIC WAYNE CO., MI
ACTING IN WAYNE COUNTY
MY COMMISSION EXPIRES MARCH 6, 2013

STATE OF MICHIGAN)
) –SS_
COUNTY OF WAYNE)

The actual consideration or true value, whichever is greater for this transfer is One Million Eight Hundred Thousand and 00/100 Dollars (($1,800,000.00).

_____
Jeffrey A. Lynch
Vice President
Ford Leasing Development Company LLC
Affiant

Witness my hand and seal, subscribed and sworn to before me, this the 11TH day of August, 2011

_____

Notary Public, WAYNE County, Michigan
My commission expires: _____

SHARON L. SANDMAN
NOTARY PUBLIC WAYNE CO., MI
ACTING IN WAYNE COUNTY
MY COMMISSION EXPIRES MARCH 6, 2013