Return to: FATCO, 1844 Carothers Pkwy, Ste 200 Franklin TN 37067

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Earl S. Worsham<br>c/o The Worsham Group<br>484 Norton Creek Road<br>Gatlinburg, Tennessee 37738 | Map 26-1, Parcel 99 | |

This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN)
1600 Division Street, Suite 700, Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130060800 DEEDWARRSP
Recvd: 07/17/13 10:26 6 pgs
Fees:33.00 Taxes:16095.00
20130717-0073792

# 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, 112 LONG HOLLOW INVESTMENTS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to EARL S. WORSHAM, an individual resident of the State of Tennessee (the "Grantee"), Grantee's heirs, successors and assigns, the real property described on Schedule 1, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, and all buildings, structures, fixtures and other improvements located on said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 112 Long Hollow Pike, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee, its heirs, successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, which is greater, for this transfer is $4,350,000.00.

Affiant

Subscribed and sworn to before me this 16th day of July.

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 6-21-16

My Commission Expires JUNE 21, 2016

7/3166012.1 v
030375-000297 07/16/13

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of July, 2013.

GRANTOR:

112 LONG HOLLOW INVESTMENTS, LLC

By: Oak Point Investments, LLC, its Manager

By: _____
Name: Justin Albright
Title: Member

STATE OF TENNESSEE )

COUNTY OF Davidson )

Before me, the undersigned, Carol A. Wilson, a Notary Public in and for the State and County aforesaid, personally appeared Justin Albright with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be a Manager of Oak Point Investments, LLC, the sole Manager of 112 Long Hollow Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Manager of Oak Point Investments, LLC, being duly authorized so to do, he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager of Oak Point Investments, LLC, the Manager of 112 Long Hollow Investments, LLC.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 16th day of July, 2013.

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Carol A. Wilson
Notary Public
My commission expires: 6-21-16

EXHIBIT A

DESCRIPTION OF PROPERTY

A PARCEL OF LAND IN THE TENTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, CITY OF GOODLETTSVILLE, TENNESSEE, BEING LOT 1 ON THE PLAT OF "THE BANK OF GOODLETSVILLE SUBDIVISION" OF RECORD IN BOOK 6250, PAGE 773, REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), TENNESSEE AND BEING DESIGNATED AS PARCEL 99 ON DAVIDSON COUNTY PROPERTY MAP 26-1, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED RSA (RAGAN SMITH ASSOCIATES) IN THE SOUTHERLY RIGHT-OF-WAY MARGIN OF EAST CEDAR SWEET (40-FOOT RIGHT-OF-WAY) THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE MOST NORTHWESTERLY CORNER OF THE BOBBIE SUE WRIGHT PROPERTY OF RECORD IN INSTRUMENT NUMBER 20061019- 0129585 (WHICH IS THE SAME LEGAL DESCRIPTION AS BOOK 11129, PAGE 584), R.O.D.C., TENNESSEE; THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID WRIGHT PROPERTY, SOUTH 20 DEGREES 28 MINUTES 16 SECONDS EAST, 181.19 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER IN THE NORTHEASTERLY CORNER OF THE ROBERT W. BUCK ET UX PROPERTY OF RECORD IN DEED BOOK 8252, PAGE 719, R.O.D.C., TENNESSEE; THENCE,

WITH THE NORTHERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 75 DEGREES 11 MINUTES 19 SECONDS WEST, 54.17 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER; THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID BUCK PROPERTY, SOUTH 20 DEGREES 00 MINUTES 20 SECONDS EAST, 185.97 FEET TO AN IRON ROD (OLD) 5/8" DIAMETER IN THE NORTHERLY RIGHT-OF-WAY MARGIN OF LONG HOLLOW PIKE (RIGHT-OF-WAY VARIES); THENCE,

WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID LONG HOLLOW PIKE, SOUTH 77 DEGREES 36 MINUTES 40 SECONDS WEST, 14.20 FEET TO AN IRON ROD (OLD) ½" DIAMETER; THENCE,

SOUTH 81 DEGREES 01 MINUTES 35 SECONDS WEST, 158.51 FEET TO AN P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

SOUTH 84 DEGREES 13 MINUTES 19 SECONDS WEST, 148.17 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE,

SOUTH 86 DEGREES 11 MINUTES 16 SECONDS WEST, 38.05 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE,

SOUTH 88 DEGREES 01 MINUTES 49 SECONDS WEST, 42.01 FEET TO A P K NAIL (OLD), THE SOUTHEASTERLY CORNER OF THE JAMES S. KARP & SON, LLC PROPERTY OF RECORD IN INSTRUMENT NUMBER 20031114-0166932, R.O.D.C., TENNESSEE; THENCE,

WITH SAID KARP PROPERTY, NORTH 06 DEGREES 37 MINUTES 59 SECONDS WEST, 58.25 FEET TO A P.K. NAIL (OLD); THENCE,

WITH A 175.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 88.29 FEET, AN INTERIOR ANGLE OF 28 DEGREES 54 MINUTES 18 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 00 MINUTES 17 SECONDS WEST, 87.35 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE,

NORTH 35 DEGREES 28 MINUTES 03 SECONDS WEST, 7.20 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

NORTH 41 DEGREES 06 MINUTES 34 SECONDS WEST, 10.57 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

NORTH 41 DEGREES 02 MINUTES 55 SECONDS WEST, 10.65 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

NORTH 47 DEGREES 31 MINUTES 13 SECONDS WEST, 4.21 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

NORTH 46 DEGREES 14 MINUTES 47 SECONDS WEST, 24.86 FEET TO A P.K. NAIL (OLD) WITH A DISK STAMPED RSA; THENCE,

NORTH 46 DEGREES 47 MINUTES 59 SECONDS WEST, 24.70 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE,

NORTH 46 DEGREES 18 MINUTES 11 SECONDS WEST, 22.40 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY; THENCE,

NORTH 19 DEGREES 42 MINUTES 18 SECONDS WEST, 46.71 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED CHERRY IN THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST CEDAR STREET; THENCE,

IN AN EASTERLY AND NORTHEASTERLY DIRECTION WITH A 98.00-FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 18.66 FEET, AN INTERIOR ANGLE OF 10 DEGREES 54 MINUTES 34 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 14 MINUTES 12 SECONDS EAST, 18.63 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE,

WITH A 93.29-FOOT NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 47.52 FEET, AN INTERIOR ANGLE OF 29 DEGREES 11 MINUTES 07 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 15 MINUTES 21 SECONDS EAST, 47.01 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE,

NORTH 72 DEGREES 50 MINUTES 51 SECONDS EAST, 198.93 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RSA; THENCE,

NORTH 73 DEGREES 25 MINUTES 38 SECONDS EAST, 210.82 FEET TO THE POINT OF BEGINNING.

The above described description was prepared by Kevin L. Birdwell (RLS NO. 1797), Ragan Smith Associates, Inc. and is the same description appearing on the ALTA/ACSM Survey, dated December 21, 2011, last revised February 14, 2012 (Project No. 05-052).

BEING the same property conveyed to 112 Long Hollow Investments, LLC, by Warranty Deed of record as Instrument No. 20120222-0015110, Register's Office of Davidson County, Tennessee, and by Quitclaim Deed of record as Instrument No. 20120222-0015111, in said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2013 and subsequent years, which Grantee assumes and agrees to pay.

2. Subject to matters shown on the plan of The Bank of Goodlettsville Subdivision of record in Plat Book 6250, Page 773, Register's Office of Davidson County, Tennessee.

3. Sewer Easement from Mary D. Moore to the Bank of Goodlettsville of record in Book 6719, Page 410 in the aforesaid Register's Office.

4. Subject to all matters shown on the plat of the Mainstreet Commercial Subdivision of record in Instrument No. 20020613-0072156 in the aforesaid Register's Office.

5. Right-of-way easement to Nashville Gas Company and Piedmont Natural Gas Company of record in Book 8348, Page 666, in the aforesaid Register's Office, amended by that certain First Amendment to Right of Way Easement dated February 20, 2012, of record in Instrument No. 20120222-0015109 in the aforesaid Register's Office.

6. Reciprocal Easement Agreement of record in Instrument No. 20020614-0072602 in the aforesaid Register's Office.

7. Public utility easements retained by the City of Goodlettsville within the bounds of abandoned Two Mile Pike.

8. The rights of Regions Bank, as tenant only, pursuant to the terms of an unrecorded lease agreement.

9. The rights of Dollar General, as tenant only, pursuant to the terms of an unrecorded lease agreement.

10. Any rights, easements, interests or claims which may exist by reason of or reflected by the following matters shown on the ALTA/ACSM survey prepared by Christopher J. Mabry, RLS No. 2483, Ragan Smith Associates, Inc., dated April 5, 2013, last revised July 10, 2012 (Job No. 05-052):

    (a) Planter crosses property line at southeast corner of property;
    (b) Asphalt parking lot crosses property line at east side of property; and
    (c) All utilities not located in recorded easements.