THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

Davidson County DEEDWARRSP
Recvd: 12/27/13 11:47 4 pgs
Fees:23.00 Taxes:5550.00
20131227-0130313

SPECIAL WARRANTY DEED

FROM: **Dale A. Hilmen and Kay J. Hilmen,**
Grantors

TO: **Land Development.com, Inc.,**
Grantee

State of Tennessee
County of Davidson

The actual consideration for the transfer of this interest is $1,500,000.00.

Affiant

Subscribed and sworn to before me this 18TH day of December, 2013.

Notary Public

Commission Expiration Date

DIANE M. LEBLANC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES MAY 3, 2016

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Land Development.com, Inc. 798 Old Hickory Blvd. Brentwood, TN 37027	SAME	16000018700

FOR AND IN CONSIDERATION OF the sum of $1,500,000.00 Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dale A. Hilmen and Kay J. Hilmen,** , hereinafter called ("GRANTORS"), have bargained and sold, and by these presents does transfer and convey unto **Land Development.com, Inc., a Tennessee Corporation,** hereinafter called ("GRANTEE"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Legal Description – see Exhibit "A"

This is improved property known as 5644 Franklin Pike Circle, Brentwood, Tennessee 37027.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records. In addition this

conveyance is subject to those matters set forth on Exhibit "B" attached hereto and incorporated by reference.

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, its successors and assigns, forever, and GRANTORS further covenants and binds themselves, their heirs and successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTORS, (other than claims arising out of the matters set forth above), but not 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 our hands this 17th day of December, 2013.

Dale A. Hilmen

Kay J. Hilmen

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dale A. Hilmen and Kay J. Hilmen** , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17 day of December, 2013.

My Commission Expires: June 26, 2016

NOTARY PUBLIC

OFFICIAL SEAL
REZA M. KAGHAZCHI
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1980256
SAN DIEGO COUNTY
MY COMM. EXP. JUNE 26, 2016

RBG-1 RBG-1

E:34014 sp.WD

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain piece, parcel, or tract of land situate, lying, and being located in The City of Brentwood, Davidson County, State of Tennessee, containing 0.489 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Sun Trust – Unit #351", dated December 6, 2005, prepared by Barrett Surveying Group, (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found ½" rebar with cap (Labeled as P.O.B) located on the eastern right-of-way of Franklin Pike Circle, and at the common corner of N/F James B. Martin (DB 6093-54) thence running with the eastern right-of-way of Franklin Pike Circle N 27°05'00" E 134.1 feet to an iron pin found ½" rebar with cap at the common corner of N/F ULB Properties of Tennessee LLC (DB 200406280076436), thence running along the common property line of N/F ULB Properties of Tennessee LLC S 62°52'24" E 187.76 feet to an iron pin found ½" rebar with cap on the northwestern right-of-way of Interstate 65, thence running along the northwestern right-of-way of Interstate 65 S 41°27'43" W 81.79 feet to a monument found at the intersection of northwestern right-of-way of interstate 65 and northern right-of-way of Old Hickory Boulevard, thence running along the northern right-of-way of old Hickory Boulevard S 7115'05" W 63.87 feet to a monument found at the common corner of N/F Madge Iris Formosa Trust (DB 11056-260), thence running along the common property line of N/.F Madge Iris Formosa Trust N 67°03'48" W 123.27 feet to the point of beginning.

Being the same property conveyed to Dale A. Hilmen and Kay J. Hilmen by deed from Paladins Franklin, LLC, dated October 13, 2006 and filed for record on November 3, 2006, in Instrument No. 20061103-0137010, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Joseph H. Huie, 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.

Joseph H Huie
Signature

State of TENN

County of KNOX

Personally appeared before me, Sandra Bright, a notary public for this county and state, Joseph H. Huie who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra Bright
Notary's Signature

My Commission Expires: 2/5/2017
Notary' Seal (if on paper)

SANDRA BRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
EXP. 2-5-2017
KNOX COUNTY

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2014 and subsequent years, a lien not yet due and payable.

2. All matters as shown on Plat as recorded in Plat Book 5200, page 363, Register's Office for Davidson County, Tennessee.

3. Rights of others in Easements contained in Book 5796, page 67, said Register's Office.

4. Restrictions contained in Book 5796, page 74, said Register's Office.

5. Easements granted to the Metropolitan Government of Nashville and Davidson County by and through the Electric Power Board contained in Book 5840, page 814, said Register's Office.

6. Assignment concerning Water & Sewer Tap Fees contained in Book 5968, page 964, said Register's Office.

7. Lack of direct access to Interstate 65

8. Unrecorded telephone easement as disclosed in deed of record in Book 5840, page 979, Register's Office for Davidson County, Tennessee.

9. Matters depicted and disclosed by that Boundary and Topographical Survey Showing Improvements titled "Dale A. Hilmen and Kay J, Hilmen, 5644 Franklin Pike Circle" by James G. Terry, TRLS No. 2287, dated September 9, 2013 and bearing Job No. 2013-163. Surveyor's address is James Terry and Associates, 198 Jackson Drive, Hermitage, Tennessee 37076.