BILL GARRETT, Davidson County
Trans:T20140007834 DEEDWARRSP
Recvd: 02/03/14 15:50 6 pgs
Fees:33.00 Taxes:18500.00
20140203-0009575

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:
Serra Works of Madison, L.L.C.
3118 E. Hill Road
Grand Blanc, Michigan 43439

SEND TAX BILL TO:
Same

MAP-PARCEL:
026-00-0-055.00

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 considerations, the receipt of which is hereby acknowledged, **TOM BANNEN CHEVROLET, INC.**, a Tennessee corporation (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **SERRA WORKS OF MADISON, L.L.C.**, a Michigan limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 2330 Gallatin Pike located in Madison, Davidson County, Tennessee.

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 and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. 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 not further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of February, 2014.

TOM BANNEN CHEVROLET, INC.,
a Tennessee corporation

By: _____
Thomas S. Bannen, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas S. Bannen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of **TOM BANNEN CHEVROLET, INC.**, the within named bargainor, a Tennessee corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2014.

_____
Notary Public

My Commission Expires: 7-3-2017

JANE P CAPLENOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 5,000,000.00 .

Affiant

Subscribed and sworn to before me this 31st day of February, 2014.

Notary Public

My Commission Expires: 7-3-2017

JANE P CAPLENOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin on the northerly right-of-way of U.S. Highway 31E (Gallatin Rd.), said pin being 225.89 feet east of the existing iron pin at the common corner of tract one and the Thomas G. Butts tract on "the subdivision of the west part of the Butts Farm" as recorded in Book 547, Page 147, Register's Office for Davidson County, Tennessee; thence, leaving said R-O-W and with the easterly line of Carlyle D. Apple et ux as recorded in Book 6800, Page 111, said Register's Office, N 30° 53' 53" W, 479.18 feet to an existing iron pin; thence with the northerly line of Apple S 66° 42' 10" W, 139.72 feet to an existing iron pin, said pin being on the line of A.E. Yow as recorded in Book 2493, Page 337, said Register's Office; thence, with the easterly line of Yow and with a fence N 20° 39' 23" W, 348.53 feet to an existing iron pin, said pin being the southwesterly corner of Thomas Francis Diskin et ux as recorded in Book 5241, Page 1, said Register's Office, and the northwesterly corner of herein described tract; thence, along the southerly line of Diskin N 70° 35' 28" E, 509.21 feet to an existing iron pin; thence, with Diskin's westerly line S 21° 01' 23" E, 790.54 feet to an existing iron pipe on the northerly R-O-W of the aforesaid highway 31E; thence, along the R-O-W of said highway 289.74 feet along the arc of a curve to the left, said curve having a radius of 2936.43 feet, a central angle of 5° 39' 12" and a chord bearing and distance of S 66°57' 46" W, 289.62 feet to the point of beginning and containing 7.47 acres according to a survey by Kevin Tucker and Associates, dated October 10, 1986, Project No. 86351, Tennessee State License No. 1455 (James Allen Crawford).

Being the same property conveyed to Tom Bannen Chevrolet, Inc., a Tennessee corporation, by Quitclaim Deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 7162, Page 746, said Register's Office.

TOGETHER WITH, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a parcel of land lying in Davidson County, Tennessee and being bounded on the North and East by Jardux Enterprises; on the South by Gallatin Pike; on the West by Jennie Yow and being more particularly described according to a survey performed by Morrow & Associates, Inc. and dated August 22, 1986.

Beginning at an iron pin corner common with Jennie Yow in the North right-of-way of Gallatin Pike, said pin being located Easterly 2157.0 feet, more or less from the East right-of-way line of Liberty Line; thence with Jennie Yow, North 21 deg. 51 min. 00 sec. West, 493.84 feet to an iron pin corner common with Jaroux Enterprises in the East line of Yow; thence with Jardux Enterprises, North 65 deg. 30 min. 38 sec. East, 139.70 feet to an iron pin; thence South 32 deg. 01 min. 09 sec. East, 479.29 feet to an iron pin corner common with Jaroux Enterprises in the North right-of-way line of Gallatin Pike, thence with the North right-of-way line of Gallatin Pike, South 61 deg. 15 min. 00 sec. West 190.10 feet to a concrete right-of-way monument; thence South 59 deg. 04 min. 00 sec. West, 35.90 feet to the point of beginning, containing 88,412 square feet (2.03 acres, more or less).

Being the same property conveyed to Tom Bannen Chevrolet, Inc., a Tennessee corporation, by Warranty Deed from Able Rental & Lease, Inc., of record in Book 7904, Page 37, said Register's Office.

TOGETHER WITH, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of land lying in the Tenth Councilmanic District, City of Nashville, Davidson County, Tennessee. Said tract being bounded on the north by Vietnam Veterans Parkway, on the east by Thomas Francis Diskin, Et Ux, on the south by Tom Bannen Chevrolet, Inc. and on the west by Betty Yow Hooper, Trustee of the Yow Family Trust and being more particularly described as follows:

Beginning at a concrete monument (old) in the southerly right-of-way of Vietnam Veterans Parkway, said concrete monument (old) being the northwest corner of Lot 1 on the Final Plat entitled "Diskin/Bannen Subdivision" of record in Instrument No. 20010703-0070466, Register's Office for Davidson County, Tennessee (R.O.D.C.), said concrete monument (old) also being the northeast corner of property conveyed to Betty Yow Hooper, Trustee of the Yow Family Trust of record in Deed Book 10240, Page 963, R.O.D.C and the northwest corner of property conveyed to Thomas Francis Diskin, Et Ux of record in Deed Book 5241, Page 1, R.O.D.C.; thence,

With the northerly line of said Lot 1, said northerly line of Diskin property and said southerly right-of-way line N 75 degrees 03 minutes 09 seconds E, 507.88 feet to an iron rod (old), said iron rod (old) being the northeast corner of said Lot 1; thence,

Leaving said southerly right-of-way, with the easterly line of said Lot 1 and with a new line severing said Diskin property S 18 degrees 46 minutes 14 seconds E, 154.16 feet to an iron rod (old), said iron (old) being the northeast corner of property conveyed to Tom Bannen Chevrolet, Inc. of record in Deed Book 7162, Page 746, R.O.D.C., said iron rod (old) also being the southeast corner of the herein described tract; thence,

Leaving the easterly line of said Lot 1 and continuing with Tom Bannen's northerly line S 72 degrees 50 minutes 17 seconds W, 509.03 feet to an iron rod (old), said iron rod (old) being a southwest corner of said Diskin property, the northwest corner of said Tom Bannen property and lying in the easterly line of said Yow property; thence,

Leaving said Tom Bannen property with the easterly line of said Yow property N 18 degrees 05 minutes 11 seconds W, 173.75 feet to the Point of Beginning, containing 83,277 square feet or 1.912 acres, more or less, as calculated by the above described courses and distances.

Being the same property conveyed to Tom Bannen Chevrolet, Inc., a Tennessee corporation, by Special Warranty Deed from Brazos Sports Retail, L.P., a Delaware limited partnership, of record in Instrument No. 20011116-0125840, said Register's Office.

EXHIBIT B

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

2. Matters shown on the Plan of record in Instrument No. 20010703-0070466, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 8147, Page 173, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10493, Page 477, said Register's Office.

5. Easement to Madison Suburban Utility District of Davidson County, Tennessee, of record in Book 8546, Page 382, said Register's Office.

6. Easement Agreement of record in Instrument No. 20011116-0125841, said Register's Office.

7. Stormwater Detention Agreement of record in Instrument No. 20010501-0043572, said Register's Office.

8. Lack of direct access to and from controlled access highway (State Route 386 / Vietnam Veteran Blvd.).

9. A plat of survey by Robert M. Searson, TN RLS No. 1666 with Littlejohn Engineering Associates, dated January 22, 2014, last revised January 28, 2014 and designated as Job No. 20140068, shows the following matters:

   a) 69' minimum building front setback from the centerline

      20' minimum building rear setback

   b) Overhead power lines along the southern property line

   c) Utility infrastructure in the southern portion of the property