BILL GARRETT, Davidson County
Trans:T20140007834 DEEDWARRSP
Recvd: 02/03/14 15:52 5 pgs
Fees:28.00 Taxes:20350.00
20140203-0009577

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:
026-00-0-054.00

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 REALTY, LLC**, a Tennessee limited liability company (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 2318 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 REALTY, LLC,
a Tennessee limited liability company

By: _____
Thomas S. Bannen, Chief Manager

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 Chief Manager of **TOM BANNEN REALTY, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager 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 Chief Manager.

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

Jane P. Caplenor
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 $ 5,500,000.00 .

Affiant

Subscribed and sworn to before me this 3rd day of February, 2014.

Notary Public

My Commission Expires: 7-3-2017

JANE P CAPLENOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being a tract of land in the northern portion of Davidson County, lying in the 10th Councilmanic District of Nashville, Tennessee, bounded on the north right-of-way of Vietnam Veterans Parkway (S.R. 386) (right-of-way varies), on the east by Tom Bannen Chevrolet, Inc. as recorded in Book 7162, Page 746, and in Book 7904, Page 34, Register's Office of Davidson County, Tennessee, on the south by right-of-way of Gallatin Pike (U.S. Hwy. 31 or S.R. 6) (right-of-way varies), and on the west by Wal-Mart Stores, Inc. as recorded in Book 8714, Page 19 and in Book 8732, Page 182, Register's Office of Davidson County, Tennessee, said tract being described as follows according to a survey of Robert M. Searson of Littlejohn Engineering Associates, Inc. dated December 20, 2001, last revised January 4, 2002, (No. 20037):

POINT OF COMMENCEMENT being the southwest corner of Lot 1 of the Diskin/Bannen Subdivision Plat as recorded in Plat of Instrument No. 20010703-0070466, Register's Office of Davidson County, Tennessee, said point, being a set point lying on the northerly right-of-way margin of Gallatin Pike, also being a common corner known as the southeast corner of the tract being described and as the TRUE POINT OF BEGINNING; thence with said northerly right-of-way of Gallatin Pike South 62 deg. 14 min. 10 sec. West 335.72 feet to a set point; thence continuing South 60 deg. 22 min. 29 sec. West 112.70 feet to a set point; thence leaving said right-of-way North 25 deg. 28 min. 13 sec. West 572.13 feet to a set point; thence North 61 deg. 04 min. 29 sec. East 41.29 feet to a set point; thence North 29 deg. 17 min. 04 sec. East 462.46 feet to a found iron rod in the southerly right-of-way margin of Vietnam Veterans Parkway; thence with said right-of-way North 65 deg. 07 min. 43 sec. East 562.50 feet to a found concrete monument, on the common line of Lot 1 of the previously mentioned plat; thence with said common line and leaving said right-of-way of Vietnam Veterans Parkway South 18 deg. 05 min. 11 sec. East 173.75 feet to a found iron rod; thence continuing with said common line South 18 deg. 23 min. 03 sec. East 348.46 feet to a found iron rod; thence continuing South 18 deg. 31 min. 32 sec. East 494.09 feet to the true point of beginning.

Being the same property conveyed to TOM BANNEN REALTY, LLC, a Tennessee limited liability company, by deed from BETTY YOW HOOPER, TRUSTEE OF THE YOW FAMILY TRUST, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, of record in Instrument No. 20020107-0002044, dated January 4, 2002, and by quitclaim deed from JENNIE M. YOW CANTRELL, of record in Instrument No. 20020107-0002045, dated January 4, 2002, said Register's Office.

EXHIBIT B

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

2. Easement granted Tennessee Electric Power Company of record in Book 1021, Page 256, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 10569, Page 759, said Register's Office.

4. Slope Easement of record in Book 8732, Page 187, said Register's Office.

5. Reciprocal Access Easement of record in Book 8732, Page 192, said Register's Office.

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

7. 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