BILL GARRETT, Davidson County
Trans:T20140009296 DEEDWARRSP
Recvd: 02/10/14 10:39 5 pgs
Fees:28.00 Taxes:6160.50
20140210-0011393

This Instrument Prepared By and Return To:
Michael B. Chance
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
165 Madison Avenue, Suite 2000
Memphis, Tennessee 38103

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of this 29 day of January, 2014, by and between **Marketplace Development, LLC**, a Tennessee limited liability company (the "Grantor"), and **M & T Enterprises, Inc.**, a South Carolina corporation (the "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, and convey unto the Grantee, the real estate situated and being in the County of Davidson, State of Tennessee, and being more particularly described as follows (the "Property"):

SEE **EXHIBIT A** ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

Being the same property conveyed to Grantor herein by deed of record at Instrument No. 20120402-0027583 in the Register's Office of Davidson County, Tennessee, and the legal description being the same as in such prior deed.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that it is lawfully seized in fee of the Property; that it has a good right to sell and convey the same; that the same is unencumbered, except for those items set forth on **EXHIBIT B** attached hereto and incorporated hereby by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, and under a conveyance from the Grantor but not further or otherwise.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

THIS INSTRUMENT WAS PREPARED SOLEY FROM THE REVIEW OF COMMITMENT NUMBER 201303659TN/RC001 (THE "COMMITMENT"), EFFECTIVE AS OF December 26, 2013 (THE "EFFECTIVE DATE"), ISSUED BY INVESTORS TITLE INSURANCE COMPANY. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY BEING CONVEYED HEREIN. THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM THE COMMITMENT, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE COMMITMENT.

WITNESS the signature of Grantor as of the day and year first above written.

Marketplace Development, LLC

By: _____
Its: MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared J. Wise Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Member of Marketplace Development, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing the name of the company by himself as such Managing Member.

Witness my hand and seal this 28th day of January, 2014.

JULIE A. WHITTLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. OCT. 18, 2014

Julie A. Whittle
Notary Public

My Commission Expires: _____

STATE OF SC
COUNTY OF GREENVILLE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $1,665,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 29 day of January, 2014.

_____
Notary Public

My Commission Expires: 10-25-15

ALISON K. HUSS NOTARY PUBLIC SOUTH CAROLINA

Property Address:
3847 Dickerson Pike
Nashville, Tennessee
Tax Parcel I.D. No.: 041 12 0 084.00

Property Owner's Name and Address and Mail Tax Bills to:
M & T Enterprises, Inc.
P.O. Box 26522
Greenville, South Carolina 29616

EXHIBIT A

Land situated in Davidson County, Tennessee:

PART OF LOTS 6 AND 7 IN THE J. C. GLEAVES SUBDIVISION AS SHOWN BY PLAT RECORDED IN PLAT BOOK 974, PAGE 63 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR FOUND AT THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO CAR WASH KING BY DEED RECORDED IN INSTRUMENT 20080514-0049612 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE SAID CORNER LYING IN THE CURVED EASTERLY RIGHT-OF-WAY OF DICKERSON PIKE (80 FEET WIDE); THENCE ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO CAR WASH KING SOUTH 75°50'26" EAST A DISTANCE OF 301.07 FEET TO AN IRON REBAR FOUND (I.D. VOLUNTEER CONTROL) AT THE NORTHWESTERLY CORNER OF LOT 1 IN THE KEMPER HEIGHTS SUBDIVISION, SECTION 5 AS SHOWN BY PLAT RECORDED IN PLAT BOOK 3106, PAGE 52 IN THE DAVIDSON COUNTY REGISTER OF DEEDS OFFICE; THENCE ALONG THE WESTERLY LINE OF SAID LOT SOUTH 13°25'49" WEST A DISTANCE OF 207.02 FEET TO A 5/8" CAPPED IRON REBAR SET; THENCE NORTH 75°50'26" WEST A DISTANCE OF 315.55 FEET TO A 5/8" CAPPED IRON REBAR SET IN SAID EASTERLY RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY WITH THE ARC OF A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 207.35 FEET, SAID CURVE HAVING A RADIUS OF 5689.58 FEET AND A CHORD WHICH BEARS NORTH 17°26'03" EAST, 207.34 FEET TO THE PLACE OF BEGINNING CONTAINING 1.47 ACRES OF LAND.

EXHIBIT B

1. 2014 Davidson County real estate taxes, not yet due and payable.

2. Subdivision restrictions, builsing lines, and easements of record in Plat Book 974, Page 63 in the Register's Office of Davidson County, Tennessee.

3. Easement of record in Book 6313, Page 833 in such Register's Office.

4. Declaration of restrictions and covenants for stormwater facilities of record at Instrument No. 20120409-0029544 in such Register's Office.

5. Short form lease of record at Instrument Nos. 20120409-0033630 and 20121009-0092462 in such Register's Office.