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BILL GARRETT, Davidson County
Trans:T20140030336 DEEDWARRSP
Recvd: 05/02/14 13:39 7 pgs
Fees:38.00 Taxes:3422.50
20140502-0037484

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	OWNER:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Justin D. Fingar, Esq. DonovanFingar, LLC 813 Shades Creek Parkway Suite 200 Birmingham, AL 35209	McDonald's Real Estate Company One McDonald's Plaza Oak Brook, IL 60523 Attn: Director, U.S. Legal Department L/C 041-1083	McDonald's Corporation (L/C: 041-1083) P. O. Box 182571 Columbus, OH 43218-2571	A portion of 181000~~2500~~ 25500

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of May, 2014, from **LEGG INVESTMENTS – NOLENSVILLE, LLC**, a Delaware limited liability company whose address is 2830 Cahaba Road, Birmingham, Alabama 35223 (hereinafter "Grantor"), to **MCDONALD'S REAL ESTATE COMPANY**, a Delaware corporation whose address is One McDonald's Plaza, Oak Brook, Illinois 60523, Attn: Director, U.S. Legal Department L/C 041-1083 (hereinafter "Grantee");

W I T N E S S E T H:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

This being a portion of the real estate conveyed to Grantor by Deed of record in Instrument No. 20050415-0042173 and Instrument No. 200504150042174, each in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions listed in **Exhibit "B"**, attached hereto and incorporated herein by reference, Grantor does hereby covenant with Grantee that title to aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

THE REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK

SIGNATURE PAGE FOLLOWS.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers on this the day and year first above written.

GRANTOR:

LEGG INVESTMENTS – NOLENSVILLE, LLC, a Delaware limited liability company

By: Legg Management, LLC, a Delaware limited liability company
Its: Manager

By: _____
Name: Murray Legg
Title: Manager

By: The Thompson Development Company, Inc., an Alabama corporation
Its: Manager

By: _____
Name: Guy S. Clifton
Title: Vice President

ACKNOWLEDGMENTS

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, Justin D. Fingar, a Notary Public in and for said State and County duly commissioned and qualified, Murray Legg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Legg Management, LLC (the "Constituent"), the Manager of LEGG INVESTMENTS – NOLENSVILLE, LLC (the "Maker") and is authorized by the Maker or by its Constituent, the Constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 29th day of April, 2014.

Justin D. Fingar
Notary Public

My Commission Expires: 10/10/2015

JUSTIN D. FINGAR NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, Justin D. Fingar, a Notary Public in and for said State and County duly commissioned and qualified, Guy S. Clifton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of The Thompson Development Company, Inc. (the "Constituent"), the Manager of LEGG INVESTMENTS – NOLENSVILLE, LLC (the "Maker") and is authorized by the Maker or by its Constituent, the Constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 29th day of April, 2014.

Justin D. Fingar
Notary Public

My Commission Expires: 10/10/2015

JUSTIN D. FINGAR NOTARY PUBLIC ALABAMA STATE AT LARGE

AFFIDAVIT OF VALUE

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 $925,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

GRANTOR/AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of April, 2014.

Notary Public

My Commission Expires:

10/10/2015

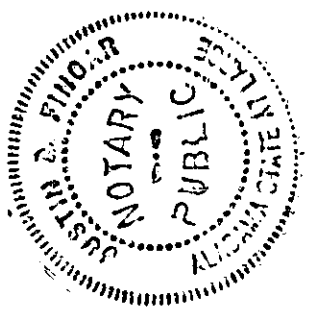


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot 13, on the plan of Revision 3, Resubdivision of Lot 5, Mill Creek Towne Centre, as shown on plat of record at Instrument No. 20130918-0098330, in the Register's Office of Davidson County, Tennessee to which plat reference is made for a more particular description.

Also more specifically described and known as follows:

A tract of land located in Nashville, Davidson County, Tennessee. Being a portion of Parcel 255.00 shown on Tax Map 181, Tax Assessor's Office of Davidson County, Tennessee. Being a portion of the Legg Investments-Nolensville, LLC as recorded in Instrument No. 20050415-0042174 and being more particularly described as follows:

Beginning at drill hole found at the south west corner of the property herein described, said point also being on the northerly margin of Nolensville Pike, said point also lying at the north east intersection corner of Nolensville Pike and Concord Road, Thence with the northerly margin of Nolensville Pike, North 48°39'54" West a distance of 263.82' to a drill hole found; Thence severing the property of Legg Investments-Nolensville, LLC, North 41°50'26" East a distance of 210.49' to a drill hole found; Thence with the same, South 48°09'09" East a distance of 263.80' to a drill hold found; Thence with the same South 41°50'17" West a distance of 208.13' to the point of beginning.

EXHIBIT "B"

PERMITTED EXCEPTIONS

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

2. All matters as shown on the Plat of record in Instrument No. 20110602-0042165 and Instrument No. 20130918-0098330, in the Register's Office for Davidson County, Tennessee.

3. Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176, as amended by Amendment to Reciprocal Easement Agreement of record in Instrument No. 20091119-0106597, as amended by Second Amendment to Reciprocal Easement Agreement of record in Instrument No. 20110613-0045170, and as amended by Third Amendment to Reciprocal Easement Agreement of record in Instrument No. 20140502-0037483, in said Register's Office.

4. Stormwater Detention Agreement of record in Instrument No. 20051114-0136937, in said Register's Office.

5. Declaration of Protective Covenants for Mill Creek Towne Center – Phase II, of record in Instrument No. 20091119-0106598, as amended by Amendment to Declaration of Protective Covenants for Mill Creek Towne Center – Phase II, of record in Instrument No. 20140502-0037482, in said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110613-0045171, in said Register's Office.