This document was prepared by:

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Davidson County DEEDWARRSP
Recvd: 06/03/14 14:41 7 pgs
Fees:38.00 Taxes:9365.88
20140603-0048019

Address of New Owner:

Walton Tennessee, LLC
c/o Walton International Group (USA), Inc.
Attention: Wayne G. Souza, Esq.
4800 North Scottsdale Road, Suite 4000
Scottsdale, Arizona 85251

Send Tax Bill To:

Same

Map & Parcel:

Map 188,
Parcels 4 and 11;
Map 190, Parcel 1

SPECIAL WARRANTY DEED

Stefani Athena Versace and Janice Elaine Williams (hereinafter called "***Grantor***"), in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid by WALTON TENNESSEE, LLC, a Tennessee limited liability company, whose address is c/o Walton International Group, 4800 N. Scottsdale Road, #4000, Scottsdale, Arizona 85251 (hereinafter called "***Grantee***"), the receipt and sufficiency of such consideration being hereby acknowledged and confessed, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, the real property located in the Counties of Davidson and Williamson, State of Tennessee, which is more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes (the "***Land***"), together with all right, title and interest of Grantor, if any, in (i) all improvements and fixtures on the Land, (ii) all oil, gas, coal, and other minerals, whether hydrocarbon or not, in, on or under or that may be produced from the Land (collectively, the "***Minerals***"), (iii) all adjacent and/or contiguous streets, roads, avenues, alleys, and rights of way, (iv) rivers, streams, and strips and gores of land adjoining, adjacent and contiguous thereto, (v) all easements, rights of ingress and egress, rights of way, and covenants appurtenant to the Land, (vi) all riparian rights, surface and underground water rights, and any and all other water rights pertaining to the Land, and (vii) all permits, approvals, licenses, rights, and authorizations and exemptions of any kind from governmental authorities related to the ownership, maintenance, use, development or operation of the Land or any improvements thereon (the Land together with such rights, titles, being collectively called the "***Property***"), subject to, however, those exceptions and encumbrances set forth on **Exhibit "B"** attached hereto and made a part hereof for all purposes (said exceptions and encumbrances being called the "***Permitted Exceptions***").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns FOREVER, subject to the Permitted Exceptions, and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every

person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 29th. day of April, 2014.

GRANTOR:

Stefani Athena Versace

Stefani Athena Versace

Janice Elaine Williams

Janice Elaine Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stefani Athena Versace and Janice Elaine Williams, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29th. day of April, 2014.

Notary Public

My Commission Expires: 9/9/14

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ARIZONA)
COUNTY OF Maricopa)

The actual consideration or value, whichever is greater, for this transfer is $2,531,318.00.

Affiant

Subscribed and sworn to before me this 3rd day of ~~April~~ June, 2014.

Notary Public

My Commission Expires: 1-1-15

OFFICIAL SEAL
MARIE D. SOJA
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Jan. 1, 2015

EXHIBIT A

PREMISES

Land located in the thirty-third councilmanic district of Davidson County and the seventeenth civil district of Williamson County, Tennessee on Battle Road near Carothers Road and being more particularly described as follows:

Beginning at an iron rod in the easterly right-of-way of Battle Road at a southwesterly corner of Cadence Bank, N.A. property of record as Instrument No. 20111121-0091213, Registers Office Davidson County (R.O.D.C.) and the most northwesterly corner of the subject tract.
Thence with the boundary of said Cadence Bank, N.A. property as follows:
South 78° 12' 34" East, 1,305.15 feet;
South 00° 45' 50" West, 1,172.55 feet;
South 76° 50' 37" East, 420.72 feet to an iron rod;
South 41° 11' 42" East, 1,894.79 feet to an iron rod;
South 47° 27' 05" East, 73.13 feet to an iron rod;
South 05° 52' 00" West, 889.64 feet to an iron rod in the northerly boundary of Judith Marie Moyle and James K. Moyle, trustees property of record as Instrument No. 20121220-0117567, R.O.D.C.;
Thence with said northerly boundary North 62° 55' 40" West, 676.58 feet to a 20" hackberry in the easterly boundary of David L. Copeland, et ux, Janet E. Copeland property of record in Deed Book 353, Page 235, Registers Office Williamson County (R.O.W.C.);
Thence with the boundary of said Copeland property as follows:
North 50° 17' 41" East, 62.26 feet;
South 88° 40' 48" West, 539.20 feet to an iron rod at a northeasterly corner of Elizabeth Thomason property of record in Will Book 65, Page 156, Probate Court Clerk's Office Davidson County (P.C.C.O.D.C.);
Thence with the northerly boundary of said Thomason property and Thomas E. Thrush and Judith M. Moyle property of record in Deed Book 846, Page 331, R.O.W.C. South 84° 27' 26" West, 2,160.12 feet to an iron rod in the easterly boundary of Joseph Thomas Pomeroy, et ux, Dorothy J. Pomeroy property of record in deed Book 179, Page 126, R.O.W.C.;
Thence with said boundary of Pomeroy and the Davidson – Williamson County Line North 05° 51' 41" East, 827.79 feet to a southeasterly corner of Lot 1 on the final plat of Resub. Of Joseph T. Pomeroy, Sr. Property of record in Plat Book 6900, Page 998, R.O.D.C. and a southwesterly corner of Russell D. Ward, et ux, Mary Ann Ward property of record as Instrument No. 20030606-0078593, R.O.D.C.;
Thence with the boundary of said Ward property as follows:
South 82° 04' 12" East, 364.84 feet to an iron rod;
North 16° 29' 11" East, 428.80 feet to an iron rod at a southeasterly corner of Stephen Dale Pigue property of record as Instrument Nos. 20020429-0052357 and 20071106-0130704, R.O.D.C.;
Thence with the easterly boundary of said Pigue property North 16° 29' 11" East, 553.82 feet to an iron rod at a southeasterly corner of Phillip E. Moody, Jr. property of record as Instrument No. 20030620-0085405, R.O.D.C.;

Thence with the easterly boundary of said Moody property North 16° 29' 11" East, 479.86 feet to an iron rod at a southeasterly corner of Michael Havens, et ux, Andrea Havens property of record as Instrument No. 20120302-0018388, R.O.D.C.;
Thence with the boundary of said Havens property as follows:
North 16° 29' 11" East, 380.00 feet;
North 74° 09' 44" West, 680.16 feet to an iron rod in the easterly right-of-way of Battle Road;
Thence with said right-of-way as follows:
Northeasterly with a curve to the left 78.71 feet, said curve having a radius of 2,185.42 feet, a central angle of 02° 03' 49" and a chord of 78.71 feet at North 03° 35' 47.5" East;
North 02° 33' 53" East, 493.25 feet;
Northeasterly with a curve to the right 124.90 feet, said curve having a radius of 1,175.00 feet, a central angle of 06° 05' 26" and a chord of 124.84 feet at North 05° 36' 36" East;
North 08° 39' 19" East, 328.93 feet to the beginning.
Containing 6,804,846 Square Feet or 156.22 Acres, more or less.

Being the same property conveyed to Stefani Athena Versace and Janice Elaine Williams by deed from Stefani Versace and Janice Elaine Williams, as Co-Executors for the Estate of Dorothy M. Carothers, deceased, of record as Instrument No. 20140603-0047931 Register's Office for Davidson County, Tennessee, and Book _____, Page _____, Register's Office for Williamson County, Tennessee.

The property herein conveyed is a portion of the same property as conveyed to Robert E. Carothers by deed from John S. Thompson, Jr., et al of record in Deed Book 4819, Page 848 , R.O.D.C., to Robert Edward Carothers, et ux, Dorothy Marshall Carothers by deed from Clarence O. Ingram, trustee of record in Deed Book 3677, Page 596, R.O.D.C. and to Robert E. Carothers, et ux, Dorothy J. Carothers by deed from Elizabeth J. Thomason of record in Deed Book 169, Page 360, Registers Office Williamson County, the said Robert E. Carothers (aka Robert Edward Carothers) and Dorothy Marshall Carothers (aka Dorothy J. Carothers and Dorothy M. Carothers) having since died.

This is unimproved property located on Battle Road and at 7156 and 7244 Carothers Road, Nolensville, Tennessee 37135.

The foregoing property description is taken from an ALTA/ACSM boundary survey prepared by John M. Duffer, RLS No. 1431, James + Associates, Inc., One Vantage Way, Suite 220, Nashville, Tennessee 37228.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 2014 Metropolitan Government Taxes, which have been prorated.

2. Terms and provisions of Metropolitan Health Department soil and sewerage letter pertaining to mobile home in northerly portion of record in Book 6727, Page 498, said Register's Office.

3. All matters shown on the ALTA/ACSM boundary survey dated April 11, 2014, prepared by John M. Duffer, RLS No. 1431, James + Associates, Inc., One Vantage Way, Suite 220, Nashville, Tennessee 37228.

True Copy Certification

I, TERI GUEVARA, 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.

Teri Guevara
Signature

State of Arizona

County of Maricopa

Personally appeared before me, JAD JOHNSON, a notary public for this county and state, TERI GUEVARA who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jad Johnson
Notary's Signature

My Commission Expires: 12/29/2014
Notary' Seal (if on paper)

OFFICIAL SEAL
JAD JOHNSON
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec. 29, 2014