BILL GARRETT, Davidson County
Trans:T20140047208 DEEDWARRSP
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Fees:23.00 Taxes:9250.00
20140702-0058237

This instrument prepared by & return to:
Yale Riley
Fidelity National Title Group
6840 Carothers Pkwy.
Suite 200
Franklin, TN 37067

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
OATES CREEK, LLC, A TEXAS LIMITED LIABILITY COMPANY c/o CARL COMO TUTERA 357 OCEAN SHORE BLVD, ORMOND BEACH, FLORIDA 32176 PRIMO MAGGIO, A FLORIDA LIMITED LIABILITY COMPANY c/o CARRIE TUTERA MARTIN 726 STETSON ORLANDO, FLORIDA 32804	OATES CREEK, LLC, A TEXAS LIMITED LIABILITY COMPANY c/o CARL COMO TUTERA 357 OCEAN SHORE BLVD, ORMOND BEACH, FLORIDA 32176	Map 044-14 Parcel 145.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **The Jack and Elisa Klein Foundation** has this day bargained and sold, and does hereby transfer and convey unto **Oates Creek, LLC, a Texas limited liability company, and Primo Maggio, LLC, a Florida limited liability company,** the Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Hopkins/Robinson Property, as shown on plat of record in Instrument No. 20020710-0083070, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Together with cross easements for vehicular and pedestrian ingress and egress as set forth in Declaration of Reciprocal Easements and Restrictive Covenants of record as Instrument No. 20020715-0084518, said Register's Office.

Being the same property conveyed to The Jack and Elisa Klein Foundation by Quitclaim Deed from Jack Klein, as Trustee of the JEK Revocable Trust Dated March 2, 2000, of record as Instrument No. 20140626-0056038, Register's Office for Davidson County, Tennessee.

STATE OF TN

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00

Affiant _____

Subscribed and sworn to before me this the 30 day of June, 2014

Notary Public _____

(Affix Seal)

My commission expires: 5-22-17

HEATHER L. ERICKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This is improved property known as 1241 Robinson Road, Old Hickory, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "A."

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

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

Witness our hand this 25th day of June, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The Jack and Elisa Klein Foundation

by: Mark D. Reisbaum

name:
its:

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____of The Jack and Elisa Klein Foundation , the within named bargainor, and that ___, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Foundation for the purposes therein contained.

Witness my hand and official seal at _____, this ___day of_____, 2014.

Notary Public: _____

My Commission Expires: _____

Exhibit "A"

Encumbrances

1. Taxes for the year 2014; a lien, but not yet due or payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 49, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Instrument No. 20020710-0083070, Register's Office for Davidson County, Tennessee.

4. Right of Way Deed for Highway Purposes to the State of Tennessee of record in Book 5407, Page 732, Register's Office for Davidson County, Tennessee.

5. Sewer Easement as set forth in Quitclaim Deed of record in Book 6973, Page 990, Register's Office for Davidson County, Tennessee.

6. Deed for an Easement for Sewer Line to Old Hickory Utility District of Davidson County, Tennessee of record in Book 7606, Page 604, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement between Maude R. Hopkins, et al and the Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20020603-0066522, Register's Office for Davidson County, Tennessee.

8. Declaration of Reciprocal Easements and Restrictive Covenants of record as Instrument No. 20020715-0084518, Register's Office for Davidson County, Tennessee.

9. Short Form Lease by and between Jack Klein and Elisa Klein, as Trustees of the JEK Revocable Trust dated March 2, 2000, Lessor, and Eckerd Corporation, a Delaware corporation, Lessee, dated January 15, 2004, of record as Instrument No. 20040120-0007441, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying lease.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Francisco

On June 25, 2014 (Date) before me, Henry Velasco, notary public (Here Insert Name and Title of the Officer),

personally appeared Mark G. Reisbaum (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

HENRY VELASCO
Commission # 1983251
Notary Public - California
San Francisco County
My Comm. Expires Jun 24, 2016

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: June 25, 2014 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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