BILL GARRETT, Davidson County
Trans:T20140062975 DEEDWARRSP
Recvd: 08/25/14 15:28 3 pgs
Fees:18.00 Taxes:2442.00
20140825-0077484

THIS INSTRUMENT PREPARED BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Full Moon, Inc.
1012 Tanglewood Court
Hermitage, TN. 37076

MORTGAGEE:
Pinnacle Bank
150 Third Avenue South, Suite 900
Nashville, TN. 37201

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 086-00-0
Parcel 334.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Somerville S.C. Associates, L.P., a Massachusetts Limited Partnership,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Full Moon, Inc.,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in ~~Wilson~~ Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the Plan of Jackson's Courtyard, Section Three, of record in Plat Book 7900, Page 842, as amended by Surveyor's Certificate of Correction of record in Book 9633, Page 342, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Walter H. Davidson, R.L.S. dated June 21, 1995 as follows:

Beginning at a railroad spike at the southwest corner of Lot 2, Jackson's Courtyard as of record in Plat Book 6900, Page 970; thence with the common line with said Lot 2, North 06 deg. 03 min. 38 sec. West a distance of 160.40 feet to a railroad spike in the common line with Shoney's Enterprises as of record in Book 4880, Page 437, Register's Office for Davidson County, Tennessee; thence with said common line North 86 deg. 16 min. 13 sec. East a distance of 2k55.14 feet to a concrete monument; thence South 25 deg. 56 min. 39 sec. East a distance of 177.97 feet to a concrete monument; thence South 38 deg. 11 min. 29 sec. West a distance of 62.63 feet; thence South 54 deg. 34 min. 25 sec. East a distance of 21.03 feet to a metal fence post; thence South 82 deg. 41 min. 02 sec. West a distance of 92.13 feet; thence South 83 deg. 59 min. 01 sec. West a distance of 195.41 feet; thence North 06 deg. 03 min. 38 sec. West a distance of 78.00 feet to a railroad spike, said railroad spike being the point of beginning.

Being the same property conveyed to Somerville S.C. Associates, L.P., a Massachusetts limited partnership by deed from Jackson's Courtyard, L.P., a Tennessee limited partnership, dated July 5, 1995, filed for record in Book 9723, Page 728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenant Agreement of record in Book 7780, Page 934, as modified in Book 7965, Page 346, Restated Declaration of Covenants, Conditions, and Restrictions of record in Book 9585, Page 295; Easement Agreement of record in Book 7780, Page 928, and Book 7965, Page 359; Reciprocal Easement Agreement of record in Book 9723, Page 733, as amended in Instrument No. 20061103-

0137055; Memorandum of Lease of record in Book 8431, Page 153, Assignment and Assumption of Lease of record in Book 8431, Page 165, Memorandum of Lease of record in Book 8431, Page 180; Non-Disturbance, Attornment and Subordination Agreement of record in Book 8431, Page 192; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 842, as amended by Surveyor's Certificate of Correction of record in Book 9633, Page 342, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **3445 Lebanon Pike, Hermitage, TN 37076.**

~~This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.~~

~~Property taxes for the current year have been agreed to between the parties and will be paid by the Grantee.~~

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever claiming by and through or under us but no further or otherwise. Wherever 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 hands this 21st day of August, 2014.

Somerville S.C. Associates, L.P., a Massachusetts Limited Partnership
By: MA Somerville SC GP LLC, a Delaware Limited Liability Company, General Partner
By: Michael M. Ades, Manager

STATE OF New York
COUNTY OF New York

On this 21st day of August, 2014, before me personally appeared Michael M. Ades, to me known (or proved to me on the basis of satisfactory evidence), to be the Manager of MA Somerville SC GP LLC, a Delaware Limited Liability Company, the General Partner of Somerville S.C. Associates, L.P., a Massachusettes Limited Partnership and who executed the foregoing instrument as Manager of MA Somerville SC GP LLC, a Delaware Limited Liability Company, the General Partner of Somerville S.C. Associates, L.P., a Massachusettes Limited Partnership for the purposes therein contained on behalf of MA Somerville SC GP LLC, a Delaware Limited Liability Company, the General Partner of Somerville S.C. Associates, L.P., a Massachusettes Limited Partnership.

Witness my hand and official seal at New York City, New York on the 21st day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 5/13/17

STEPHANIE GOMEZ
NOTARY PUBLIC
- of -
STATE OF NEW YORK

STEPHANIE GOMEZ
Notary Public, State of New York
No. 01GO6280870
Qualified in New York County
Certificate Filed in New York County
Commission Expires May 13, 2017

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$660,000.00.**

AFFIANT

Subscribed and sworn to before me
this 21st day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 1-3-16

DEAN ROBINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY