BILL GARRETT, Davidson County
Trans:T20140085339 DEEDWARRSP
Recvd: 11/12/14 14:05 6 pgs
Fees:33.00 Taxes:37.00
20141112-0104398

This document was prepared by:

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

Address of New Owner:	Send Tax Bill To:	Map & Parcel:
Grantee c/o Walton International Group (USA), Inc. Attention: Wayne Souza, Esq. 4800 North Scottsdale Road, Suite 4000 Scottsdale, Arizona 85251	Same	188-12

SPECIAL WARRANTY DEED

WALTON TENNESSEE, LLC, a Tennessee limited liability company (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 **OGAWA, Yoshiyuki,** Trustee of the **OGAWA, Yoshiyuki Cane Ridge Crossing Revocable Trust,** whose address is c/o Walton International Group (USA), Inc., 4800 North Scottsdale Road, Suite 4000, Scottsdale, AZ 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, a **One/Four Hundred Sixtieth (1/460th)** undivided tenant-in-common interest the real property located in the County of Davidson and State of Tennessee, which is more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes (the "***Land***").

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, 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.

This conveyance is subject to: (i) taxes and assessments for the year 2014 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records of Davidson County, (ii) all conditions, restrictions, reservations, easements, covenants, and limitations in the Public Records of Davidson County, without, by this reference intending to reimpose the same, (iii) all laws, ordinances, restrictions, prohibitions, regulations, and other requirements imposed by governmental authorities, (iv) the covenants contained in the Declaration of Covenants, Conditions and Restrictions recorded by Grantor prior to recording this Deed (the "**CC&R**"). The CC&R is incorporated herein by the foregoing reference thereto, and by acceptance of this Deed, Grantee hereby assumes the CC&R, agrees to all designations, appointments, assignments, waivers and

authorizations therein, agrees to comply with all covenants, requirements and restrictions therein and acknowledges and agrees that the CC&R is in all respects binding upon Grantee and its successors and assigns and runs with the title to the Property ("**Permitted Encumbrances**").

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this ____ day of JUL 02 2014, 20___.

GRANTOR:

WALTON TENNESSEE, LLC, a Tennessee limited liability company

By: Walton International Group, Inc, a Nevada corporation, its Manager

By: _____

Name: Mark Franco

Title: Authorized Signatory

By: _____

Name: Sasha Smith

Title: Authorized Signatory

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Franco and Sasha Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be authorized signatories of Walton International Group, Inc, a Nevada corporation, the Manager of Walton Tennessee, LLC, a Tennessee limited liability company , and that they as such authorized signatories, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as authorized signatories.

WITNESS my hand and official seal on this ____day of JUL 02 2014, 20___.

_____
Notary Public

My Commission Expires: SEP 30 2016

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
DERRELYN PHELPS
My Commission Expires 09/30/16

CF82564-013

STATE OF ARIZONA)
COUNTY OF MARICOPA)

The actual consideration or value, whichever is greater, for this transfer is $ 10,000.00 .

Affiant

Mark Franco
Authorized Signatory

Subscribed and sworn to before me this ____ day of JUL 02 2014, 20___.

Notary Public

My Commission Expires: SEP 30 2016

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
DERRELYN PHELPS
My Commission Expires 09/30/16

4820-4709-0714, v. 1

CF82564-013

SCHEDULE "A"

To the Special Warranty Deed

Legal Description of Property - Cane Ridge Crossing

Land located in the thirty-third councilmanic district of Davidson County, Tennessee on Carothers Road near Battle Road and being more particularly described as follows:
Beginning at the intersection of the southerly right-of-way of Carothers Road and the Davidson-Rutherford County Line at a northwesterly corner of Wood Ridge Investments, LLC property of record in Deed Book 670, Page 433, Register's Office Rutherford County (R.O.R.C.).
Thence with the boundary of said Wood Ridge property and the Davidson-Rutherford County Line as follows;
South 06° 19' 06" West, 601.73 feet to an iron rod;
North 84° 04' 33" West, 494.43 feet to an iron rod;
South 08° 41' 57" West, 1,631.33 feet to an iron rod;
North 81° 56' 00" West, passing an iron rod at 627.19 feet and continuing on, in all, 1,171.24 feet;
South 06° 10' 41" East, 1,240.13 feet to a northwesterly corner of David A. Gooch, et ux, Carolyn Gooch property of record in Deed Book 196, Page 199, R.O.R.C.;
Thence with the westerly boundary of said Gooch property and the County Line South 05° 33' 00" West, 821.94 feet to a northeasterly corner of Judith Marie Moyle and James K. Moyle, trustees, property of record as Instrument No. 20121220-0117567, Register's Office Davidson County (R.O.D.C.);
Thence with the northerly boundary of said Moyle, trustees property North 62° 55' 40" West, 847.99 feet to an iron rod at a southeasterly corner of Robert Edward Carothers, et ux, Dorothy Marshall Carothers property of record in Deed Book 3677, Page 596, R.O.D.C..
Thence with the boundary of said Carothers property and Robert E. Carothers property of record in Deed Book 4819, Page 848, R.O.D.C. as follows:
North 05° 52' 00" East, 889.64 feet to an iron rod;
North 47° 27' 05" West, 73.13 feet to an iron rod;
North 41° 11' 42" West, 1,545.41 feet to the centerline of a stream;
Thence generally following said centerline of stream as follows:
Southeasterly with a curve to the right 23.75 feet, said curve having a radius of 44.00 feet, a central angle of 30° 55' 43" and a chord of 23.46 feet at South 77° 03' 06" East;
Northeasterly with a curve to the left 44.53 feet, said curve having a radius of 30.00 feet, a central angle of 85° 02' 32" and a chord of 40.55 feet at North 75° 53' 29" East;
North 33° 22' 13" East, 36.48 feet;
North 65° 51' 29" East, 13.32 feet;
North 25° 02' 23" East, 16.72 feet;
North 65° 50' 00" East, 48.28 feet;



Northeasterly with a curve to the left 30.18 feet, said curve having a radius of 40.00 feet, a central angle of 43° 13' 39" and a chord of 29.47 feet at North 44° 13' 10.5" East;
Northeasterly with a curve to the right 47.57 feet, said curve having a radius of 22.00 feet, a central angle of 123° 53' 00" and a chord of 38.83 feet at North 84° 32' 51" East;
Southeasterly with a curve to the left 89.20 feet, said curve having a radius of 50.00 feet, a central angle of 102° 13' 12" and a chord of 77.84 feet at South 84° 37' 15" East;
North 44° 16' 09" East, 32.88 feet;
Northeasterly with a curve to the right 70.92 feet, said curve having a radius of 50.00 feet, a central angle of 81° 16' 23" and a chord of 65.13 feet at North 84° 54' 20.5" East;
Southeasterly with a curve to the left 35.10 feet, said curve having a radius of 40.00 feet, a central angle of 50° 16' 40" and a chord of 33.99 feet at South 79° 35' 48" East;
Northeasterly with a curve to the right 73.62 feet, said curve having a radius of 175.00 feet, a central angle of 24° 06' 13" and a chord of 73.08 feet at North 87° 18' 58.5" East;
Northeasterly with a curve to the right 86.44 feet, said curve having a radius of 104.00 feet, a central angle of 47° 37' 10" and a chord of 83.97 feet at North 51° 21' 52" East;
North 75° 10' 27" East, 42.46 feet;
North 59° 29' 51" East, 17.00 feet;
North 56° 43' 30" East, 12.63 feet;
Northeasterly with a curve to the left 23.46 feet, said curve having a radius of 60.00 feet, a central angle of 22° 23' 55" and a chord of 23.31 feet at North 45° 31' 32.5" East;
Northeasterly with a curve to the right 18.26 feet, said curve having a radius of 40.00 feet, a central angle of 26° 09' 25" and a chord of 18.10 feet at North 47° 24' 17.5" East;
Northeasterly with a curve to the left 184.77 feet, said curve having a radius of 651.00 feet, a central angle of 16° 15' 42" and a chord of 184.15 feet at North 52° 21' 09" East;
Northeasterly with a curve to the right 44.34 feet, said curve having a radius of 33.00 feet, a central angle of 76° 58' 58" and a chord of 41.08 feet at North 42° 25' 44" East;
Northeasterly with a curve to the left 40.01 feet, said curve having a radius of 48.00 feet, a central angle of 47° 45' 33" and a chord of 38.86 feet at North 57° 02' 26.5" East;
Northeasterly with a curve to the right 135.89 feet, said curve having a radius of 302.00 feet, a central angle of 25° 46' 50" and a chord of 134.74 feet at North 46° 03' 05" East;
North 41° 07' 57" East, 50.21 feet;
Northeasterly with a curve to the left 160.80 feet, said curve having a radius of 370.00 feet, a central angle of 24° 54' 02" and a chord of 159.54 feet at North 63° 18' 36" East;
Northeasterly with a curve to the right 123.50 feet, said curve having a radius of 300.00 feet, a central angle of 23° 35' 09" and a chord of 122.62 feet at North 62° 39' 09.5" East;
Northeasterly with a curve to the left 122.27 feet, said curve having a radius of 140.00 feet, a central angle of 50° 02' 24" and a chord of 118.42 feet at North 49° 25' 32" East;
North 49° 32' 16" East, 142.39 feet;
North 72° 51' 00" East, 128.50 feet;
North 78° 25' 10" East, 54.59 feet;
North 53° 52' 50" East, 83.84 feet;
North 68° 00' 53" East, 26.93 feet;
Thence North 03° 31' 33" East, 234.08 feet to the southerly right-of-way of Carothers Road;



Thence with said right-of-way South 86° 28' 27" East, 250.00 feet to a northwesterly corner of Lot 900 on the final plat of Carothers Crossing, Phase 1 of record as Instrument No. 20070614-0071367, Registers Office Davidson County (R.O.D.C.).
Thence with the boundary of said Carothers Crossing, Phase 1 as follows:
South 08° 06' 51" West, 1,031.33 feet to an iron rod;
South 08° 05' 27" East, 364.58 feet;
South 81° 56' 00" East, 390.00 feet to an iron rod;
North 08° 02' 46" East, 1,424.86 feet to the southerly right-of-way of Carothers Road;
Thence with said right-of-way as follows:
Northeasterly with a curve to the left 485.99 feet, said curve having a radius of 843.51 feet, a central angle of 33° 00' 41" and a chord of 479.30 feet at North 71° 08' 50.5" East;
South 54° 38' 30" East, 131.27 feet;
Northeasterly with a curve to the right 446.28 feet, said curve having a radius of 1,120.92 feet, a central angle of 22° 48' 42" and a chord of 443.34 feet at North 66° 02' 51" East;
North 77° 27' 12" East, 189.13 feet;
Northeasterly with a curve to the right 48.13 feet to the beginning, said curve having a radius of 400.00 feet, a central angle of 06° 53' 41" and a chord of 48.11 feet at North 80° 54' 02.5" East.
Containing 4,709,291 Square Feet or 108.11 Acres, more or less, and being property conveyed to Walton Tennessee, LLC by deeds from Cadence Bank, N.A. of record as Instrument Nos. 20140430-0036389 and 20140430-0036390, R.O.D.C. and Capital Bank, N.A. of record as Instrument Nos. 20140430-0036509 and 20140430-0036510, R.O.D.C. and by that certain Quit Claim Deed from Walton Tennessee, LLC to Walton Tennessee, LLC of record as Instrument No. 20140508-0039539, R.O.D.C.