THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **Attorneys at Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429**	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $2,290,000.00. Affiant, Agent of Grantee Subscribed and sworn to before me, this 11 day of December, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140094362 DEEDWARRSP
Recvd: 12/17/14 10:37 5 pgs
Fees:28.00 Taxes:8473.00
20141217-0115325

LINDSEY MARIE WYNN
Notary Public, State of Texas
My Commission Expires
April 20, 2015

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Lung Y. Tseng 29-30 138th Street, #6C Flushing, NY 11354	New Owner	16100029000

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Craig Shields, III and Rebecca O. Neff Shields, as Trustees of The Craig and Rebecca Shields 1999 Revocable Trust dated August 26, 1999** ("Grantors") have this day bargained and sold, and do hereby transfer and convey to **Lung Y. Tseng** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 5820 Nolensville Pike, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple and have a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under them, but no further or otherwise.

Return to:
Kellie Andrade
First National Financial Title Services, Inc.
3237 Satellite Blvd, Bldg 300, Suite 450
Duluth, GA 30096
File No. 118530-12

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 11 day of December, 2014.

GRANTORS:

J. Craig Shields, III, Trustee of
The Craig and Rebecca Shields 1999 Revocable Trust
dated August 26, 1999

Rebecca O. Neff Shields, Trustee of
The Craig and Rebecca Shields 1999 Revocable Trust
dated August 26, 1999

STATE OF CA)
COUNTY OF Santa Barbara)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **J. Craig Shields, III and Rebecca O. Neff Shields, as Trustees of The Craig and Rebecca Shields 1999 Revocable Trust dated August 26, 1999**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of December, 2014.

Notary Public
My Commission Expires: 3/21/2017

YESENIA TREVINO ZEPEDA
Commission # 2013672
Notary Public - California
Santa Barbara County
My Comm. Expires March 21, 2017

YESENIA TREVINO ZEPEDA
Commission # 2013672
Notary Public - California
Santa Barbara County
My Comm. Expires March 21, 2017

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Santa Barbara }

On 12/10/14 (Date) before me, Yesenia Trevino Zepeda, Public Notary (Here Insert Name and Title of the Officer)

personally appeared Rebecca Neff Shields, and J. Craig III Shields. (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.

YESENIA TREVINO ZEPEDA
Commission # 2013672
Notary Public - California
Santa Barbara County
My Comm. Expires March 21, 2017

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)

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

© 2012 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of the Final Plat Wal-Mart Nashville South, of record at Instrument No. 20060808-0097205, as revised by Instrument No. 20070405-0041198 and further revised by Instrument No. 20080422-0041081, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the property conveyed to J. Craig Shields, III and Rebecca O. Neff Shields, as Trustees of The Craig and Rebecca Shields 1999 Revocable Trust dated August 26, 1999 by virtue of Special Warranty Deed from RFM Nolensville, LLC, a Tennessee limited liability company, dated July 22, 2010, recorded July 26, 2010 at Instrument 20100729-0058554, Davidson County, Tennessee Records.

Map/Parcel ID Number: 16100029000

This conveyance is made subject to the following:

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Davidson County Taxes for the year 2015 and subsequent years. Tax Parcel No. 161-00-0-290.00.
2. Terms and Conditions of Nolensville Road closed as shown in Plat Book 6900, Page 87, aforesaid records.
3. Grant of Transmission Line Easement by and between Julia Johnson, and United States of America, recorded in Book 2336, Page 412, aforesaid records.
4. Grant of Transmission Line Easement by and between Levy Cole and wife, Beatrice Cole, and United States of America, recorded in Book 2338, Page 300, aforesaid records.
5. Sewer Easement by and between Elmo S. Tears, and First Suburban Water Utility District of Davidson County, Tennessee, dated November 24, 1969, recorded October 15, 1971 in Book 4545, Page 178, aforesaid records.
6. Terms and conditions of the Reciprocal Easement, Maintenance and Use Restriction Agreement by and between The Pep Boys-Manny, Moe and Jack, a Pennsylvania corporation, and Pierce Hardy Real Estate, Inc., a Pennsylvania corporation, dated September 10, 1990, recorded October 24, 1990 in Book 8223, Page 934, aforesaid records, as affected by the First Amendment to Reciprocal Easement, Maintenance and Use Restriction and Approval Agreement by and between The Pep Boys-Manny, Moe and Jack, a Pennsylvania corporation, Pierce Hardy Real Estate, Inc., a Pennsylvania corporation and Burger King Corporation, a Florida corporation, dated May 23, 1991, recorded May 28, 1991 in Book 8360, Page 633, aforesaid records, as affected by the Second Amendment to Reciprocal Easement, Maintenance and Use Restriction and Approval Agreement by and between The Pep Boys-Manny, Moe and Jack, a Pennsylvania corporation, Pierce Hardy Real Estate, Inc., a Pennsylvania Business Trust and Harris & Ezell Equipment Company, A Tennessee general partnership, dated July 30, 1993, recorded July 30, 1991 in Book 9030, Page 693, aforesaid records, as affected by the Third Amendment to Reciprocal Easement, Maintenance and use Restriction Agreement by and between The Pep Boys-Manny, Moe and Jack, a Pennsylvania corporation, and Dennis W, Brandon, dated July 27, 2005, recorded August 8, 2005 in Instrument No. 20050808-0093152, aforesaid records.

7. Stormwater Detention Agreement by and between Wal-Mart Stores, Inc., and Metropolitan Government of Nashville and Davidson County, dated November 1, 2005, recorded December 14, 2005 in Instrument No. 20051214-0150210, aforesaid records.

8. Declaration of Covenants and Restrictions by Wal-Mart Stores East, LP, a Delaware limited partnership, dated May 24, 2006, recorded November 3, 2006 in Instrument No. 20061103-0137210, aforesaid records.

9. Re-subdivision of the Final Plat Wal-Mart Nashville South, recorded August 8, 2006 in Instrument No. 20060808-0097205 as revised by Instrument No. 20070405-0041198 and further revised by Instrument No. 20080422-0041081, aforesaid records.

10. Easements with Covenants and Restrictions affecting land ("ECR") by and between Wal-Mart Stores East, LP, a Delaware limited partnership, and RFM Nolensville, LLC, a Tennessee limited liability company, dated June 2, 2008, recorded June 9, 2008 in Instrument No. 20080609-0059178, aforesaid records.

11. Agreement for Detention of Easement by and between RFM Nolensville, LLC, a Tennessee limited liability company, and The Metropolitan Government of Nashville and Davidson County, dated June 12, 2008, recorded June 27, 2008 in Instrument No. 20080627-0066632, aforesaid records.

12. Environmental Inspection Easement by and between J. Craig Shields, III and Rebecca O. Neff Shields, as Trustees of The Craig and Rebecca Shields 1999 Revocable Trust Dated August 26, 1999 and Farm Bureau Life Insurance Company of Michigan, a Michigan Insurance corporation, dated July 22, 2010, recorded July 26, 2010 in Instrument No. 20100726-0058556, aforesaid records.

13. Permanent Easement by and between J. Craig Shields, III and Rebecca O. Neff Shields, as Trustees of The Craig and Rebecca Shields 1999 Revocable Trust Dated August 26, 1999, and Piedmont Natural Gas Company, Inc., dated January 25, 2013, recorded January 30, 2013 in Instrument No. 20130130-0009634, aforesaid records.

14. Terms and conditions of an unrecorded Lease Agreement, by evidence of the Memorandum of Lease by and between RFM Nolensville, LLC, a Tennessee limited liability company and Fifth Third Bank, an Ohio banking corporation, dated July 22, 2010, recorded July 26, 2010 in Instrument No. 20100726-0058553, aforesaid records, as affected by the Subordination, Non Disturbance and Adornment Agreement by and between Farm Bureau Life Insurance Company of Michigan, a Michigan Insurance corporation, and Fifth Third Bank, an Ohio banking corporation, dated July 22, 2010, recorded July 26, 2010 in Instrument No. 20100726-0058557, aforesaid records.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. NO INDEPENDENT TITLE EXAMINATION WAS MADE BY THE PREPARER.