BILL GARRETT, Davidson County
Trans:T20150025270 DEEDWARR
Recvd: 04/06/15 15:29 4 pgs
Fees:23.00 Taxes:5587.00
20150406-0029964

Box 44

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF Florida)
COUNTY OF Duval)

The actual consideration or value, whichever is greater, for this transfer is $1,510,000.00.

F. Sutton McGehee Jr.
Affiant

Subscribed and sworn to before me, this 2nd day of April, 2015.

Kristi P. Turner
Notary Public

My Commission Expires: 8/20/18

KRISTI P. TURNER
Notary Public, State of Florida
My Comm. Expires Aug. 20, 2018
Commission No. FF 147429

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mac Papers, Inc. 3300 Philips Highway Jacksonville, Florida 32207	SAME	Map 163, Parcel 424

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FREELAND REALTY 3, LLC**, a Tennessee limited liability company, hereinafter called Grantor, has bargained and sold, and by these presents transfers and conveys unto **MAC PAPERS, INC.**, a Florida corporation, hereinafter called Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference.

This conveyance is made subject to:

1. 2015 Davidson County taxes, a lien therefor but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable.

2. All matters shown on the plan of record in Book 7900, Page 229, Register's Office for Davidson County, Tennessee, and of record at Instrument No. 20140313-0021245, Register's Office for Davidson County, Tennessee.

3. All matters set forth in the Declaration of Protective Covenants and Owners Association, of record in Book 7963, Page 145, re-recorded in Book 7966, Page 60, amended in Book 8085, Page 402 and Book 9730, Page 957, supplemented in Book 10722, Page 95 and Instrument No. 20000725-0073371, and amended in Instrument No. 20091020-0096901, and in Assignment of Developer's Rights in Instrument No. 20090724-0069584, and in Instrument No. 20110801-0058551, Register's Office for Davidson County, Tennessee.

4. Rights of upper and lower riparian owners to the flow of waters of any creeks on the subject property, free from diminution or pollution.

5. Easement of record in Instrument No. 20091020-0096913, Register's Office for Davidson County, Tennessee.

6. All matters shown on the survey by Wm. Shane Ball, Tennessee RLS no. 2477, of SEC Inc., project no. 12166, dated November 10, 2014.

7. The conditions and requirements imposed by the Metro Planning Commission for Nashville and Davidson County in approving a revision of the preliminary plan for a portion of The Crossings at Hickory Hollow Commercial Planned Unit Development Overlay District which affects the subject property (84-87P-002), Resolution No. RS2015-40.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor hereby covenants with Grantee, and binds itself and its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, this instrument is executed this 6th day of April, 2015.

FREELAND REALTY 3, LLC

By: _____

Bernard G. Freeland, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **BERNARD G. FREELAND**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Nashville, Tennessee, this 6th day of April, 2015.

Linda H. Robertson
Notary Public

My Commission Expires: 12/06/2016

LINDA H. ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat, The Crossings of Hickory Hollow PUD Subdivision, Lots 1, 2 & 3, of record in Instrument No. 20140313-0021245, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Freeland Realty 3, LLC, a Tennessee limited liability company, by deed from Crews Crossings, LLC, of record in Instrument No. 20110801-0058549, Register's Office for Davidson, County, Tennessee.