BILL GARRETT, Davidson County
Trans:T20150094992 DEEDWARRSP
Recvd: 11/06/15 15:23 4 pgs
Fees:23.00 Taxes:11506.97
20151106-0113474

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
SBCF Holdings, LLC - 5508 Crossing Series	Same	Map 174
1600 Division Street, Suite 600		Parcel 193
Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **KINGDOM REALTY 1, LLC**, formerly known as **KINGDOM REALTY, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SBCF HOLDINGS, LLC - 5508 CROSSING SERIES, a series of SBCF HOLDINGS, LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, that certain tract or parcel of land and improvements thereon in Davidson County, State of Tennessee, as more particularly described as set forth on EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

This is improved real property known as 5508 Crossings Circle, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully and solely seized and possessed of the property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, and its heirs, estates, personal representatives, successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 5th day of November, 2015.

KINGDOM REALTY 1, LLC, formerly known as **KINGDOM REALTY, LLC**, a Tennessee limited liability company

By: Dale A. Jones
Dale A. Jones, Sole Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dale A. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Manager of KINGDOM REALTY 1, LLC, formerly known as KINGDOM REALTY, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Sole Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Manager.

WITNESS my hand, at office, this 5th day of November, 2015.

NOTARY PUBLIC

EMILY HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

My Commission Expires:
August 20, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,109,991.00.

Affiant

Subscribed and sworn to before me
this 5th day of November, 2015.

Notary Public
My Commission Expires: August 20, 2019

EMILY HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

EXHIBIT A

Land in Davidson County, Tennessee, being Tract One, as shown on the map entitled U. S. Post Office At The Crossings At Hickory Hollow, of record in Book 9700, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KINGDOM REALTY, LLC, by deed from AMERICAN PROPERTIES COMPANY, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20060317-0030832, dated March 9, 2006, said Register's Office. KINGDOM REALTY, LLC, a Tennessee limited liability company, changed its name to KINGDOM REALTY 1, LLC, a Tennessee limited liability company.

EXHIBIT B

1. Real property taxes for 2015, a lien, now due and payable, but not yet delinquent.

2. Matters shown on the Plan of record in Book 9700, Page 36, and in Book 7900, Page 229, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7963, Page 145, re-recorded in Book 7966, Page 60, amended in Book 8085, Page 402, and in Book 9730, Page 957, said Register's Office.

4. Annual Assessments & Special Assessments as set forth in the Declaration of Protective Covenants and Owners Association for The Crossings at Hickory Hollow of record in Book 7963, Page 145, re-recorded in Book 7966, Page 60, said Register's Office.

5. Easements as set forth in the Declaration of Protective Covenants and Owners Association for The Crossings at Hickory Hollow of record in Book 7963, Page 145, re-recorded in Book 7966, Page 60, said Register's Office.