BILL GARRETT, Davidson County
Trans:T20160033024 DEEDWARRSP
Recvd: 04/21/16 16:03 6 pgs
Fees:33.00 Taxes:2264.40
20160421-0039016

This Instrument prepared by:
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

SPECIAL WARRANTY DEED

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel ID No.
Burkitt Commons, LLC 9019 Overlook Blvd., Suite C-2 Brentwood TN 37027	Same	033-082.02 (Williamson Co.) 186-26 (Davidson Co.)

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, RUTH MARIE MCFARLIN ("Grantor"), hereby conveys to BURKITT COMMONS, LLC, a Tennessee limited liability company ("Grantee"), the following described real estate, situated and being in the County of Davidson and Williamson, State of Tennessee, to-wit (the "Property"):

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property; that Grantor has a good right to sell and convey the Property subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions"), to all of which this conveyance is expressly made subject; and that Grantor will warrant and forever defend the title to the Property against the lawful claims (other than claims arising out of the Permitted Exceptions) of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed and delivered to be effective as of the 19th day of April, 2016.

GRANTOR:

Ruth Marie McFarlin by
Mary Ann Gregory POA

Mary Ann Gregory, Attorney-in-Fact for Ruth Marie McFarlin pursuant to Power of Attorney of record in Book 6680, Page 613, Register's Office for Williamson County Tennessee and at Instrument No. 20160223-0016989, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Ann Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney-in-fact for Ruth Marie McFarlin, the within named bargainor, and that she as such Attorney- in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Ruth Marie McFarlin by herself as Attorney-in-fact.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 19th day of April, 2016.

NOTARY PUBLIC

My Commission expires: 11/5/18

JIMMIE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2018

760408.2 06711-001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this transfer or value whichever is greater is $612,000.00.

Ruth Marie McFarlin by
Mary Ann Gregory POA
Affiant

Sworn to and subscribed before me this 19th day of April, 2016.

Notary Public

My Commission Expires: 11/5/18

JIMMIE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2018

Exhibit "A"
Property Description

A TRACT OF LAND, PARTIALLY SITUATED IN THE 31ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, BEING PARCEL 26 ON DAVIDSON COUNTY PROPERTY MAP NUMBER 186. THE HEREIN DESCRIBED LAND IS ALSO PARTIALLY SITUATED IN NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE AND IS PARCEL 82.02 OF WILLIAMSON COUNTY PROPERTY MAP 33 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT AN IRON ROD (FOUND) IN THE EASTERLY RIGHT OF WAY MARGIN OF NOLENSVILLE ROAD (70'), BEING THE SOUTHWESTERLY CORNER OF THE NEWCO-BURKITT TRACT OF RECORD IN INSTRUMENT NUMBER 200705080055302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, (R.O.D.C.);

THENCE, LEAVING SAID RIGHT-OF-WAY MARGIN AND WITH THE SOUTHERLY LINE OF THE NEWCO-BURKITT PROPERTY, NORTH 81°12'22" EAST, A DISTANCE OF 29.71 FEET TO A CAPPED IRON ROD (FOUND), ALSO BEING A BREAK IN THE SOUTHERLY LINE OF SAID TRACT;

THENCE, CONTINUING WITH SAID LINE, NORTH 79°07'10" WEST, A DISTANCE OF 29.41 FEET TO THE POINT OF BEGINNING, ALSO BEING A CAPPED IRON ROD (FOUND) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, CONTINUING WITH THE SOUTHERLY LINE OF THE NEWCO-BURKITT TRACT, NORTH 70°29'12" EAST, A DISTANCE OF 127.69 FEET TO THE SOUTHEASTERLY CORNER OF THE NEWCO-BURKITT PROPERTY AND THE SOUTHWEST CORNER OF THE JAMES MCFARLIN PROPERTY OF RECORD IN INSTRUMENT NUMBER 201412290118401, (R.O.D.C.);

THENCE, LEAVING THE NEWCO-BURKITT PROPERTY AND WITH THE JAMES MCFARLIN PROPERTY NORTH 70°43'34" EAST, A DISTANCE OF 396.10 FEET TO A IRON ROD (FOUND), ALSO BEING THE NORTHWEAST CORNER OF THE HEREIN DESCRIBED PROPERTY AND A CORNER OF THE JAMES MCFARLIN PROPERTY;

THENCE, WITH THE JAMES MCFARLIN WEST LINE, SOUTH 20°07'43" EAST A DISTANCE OF 375.20 FEET TO A IRON ROD (FOUND), BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY AND A CORNER OF THE JAMES MCFARLIN PROPERTY,

THENCE, CONTINUING WITH SAID PROPERTY, SOUTH 65°43'19" WEST, A DISTANCE OF 371.24 FEET TO A BREAK IN THE SOUTH LINE OF THE HEREIN DESCRIBED PROPERTY;

THENCE, SOUTH 71°33'14" WEST, A DISTANCE OF 172.62 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF NOLENSVILLE ROAD (70'), ALSO BEING SOUTHWEST

CORNER OF THE HEREIN PROPERTY AND THE SOUTHWESTERLY CORNER OF THE JAMES MCFARLIN PROPERTY;

THENCE, SAID PROPERTY AND WITH SAID RIGHT-OF-WAY MARGIN NORTH 21°53'30" WEST, A DISTANCE OF 26.16 FEET TO AN IRON ROD (SET) IN SAID RIGHT-OF-WAY MARGIN;

THENCE, CONTINUING ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2899.79 FEET AND A CENTRAL ANGLE OF 6°57'40"; A CHORD WHICH BEARS NORTH 25°22'20" WEST A DISTANCE OF 352.09 FEET; AN ARC LENGTH OF 352.30 FEET TO AN IRON ROD (SET);

THENCE, LEAVING SAID RIGHT-OF-WAY MARGIN, NORTH 80°38'54" EAST, A DISTANCE OF 55.41 FEET TO A CAPPED IRON ROD (FOUND)

THENCE, NORTH 23°43'20" WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 218833 SQUARE FEET OR 5.02 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO B. H. MCFARLIN AND WIFE, EVIE E. MCFARLIN BY DEED FROM BERT ELMER COCHRAN AND WIFE, LESLIE CARROLL COCHRAN OF RECORD IN DEED BOOK 112, PAGE 184, DATED JUNE 24, 1959, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. B. H. MCFARLIN DIED ON OR ABOUT MARCH 27, 1979, LEAVING EVIE E. MCFARLIN AS THE SURVIVING TENANT BY THE ENTIRETY. EVIE E. MCFARLIN DIED TESTATE ON OR ABOUT APRIL 22, 1993. PURSUANT TO THE TERMS OF HER WILL OF RECORD IN WILL BOOK 185, PAGE 679, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, WILLIAM T. MCFARLIN AND JAMES N. MCFARLIN, CO-EXECUTORS OF THE ESTATE OF EVIE E. MCFARLIN HAVE CONVEYED SAID PROPERTY TO RUTH MARIE MCFARLIN, A WIDOW BY QUITCLAIM DEED OF RECORD IN BOOK 1460, PAGE 555, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, AND IN BOOK 10253, PAGE 880, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 23, 1996.

THE SOURCE OF THE LEGAL DESCRIPTION SET FORTH ABOVE IS A SURVEY DATED MARCH 25, 2016 (JOB NO. 16-018), PREPARED BY ALAN CUMMINGS, TN RLS NO. 2351, OF CRAWFORD AND CUMMINGS, P.C., 1929 21ST AVENUE SOUTH, NASHVILLE, TN 37212.

Exhibit "B"
Permitted Title Exceptions

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 033-082.02 (Williamson) and 186-00-0-026.00 (Davidson).

2. Easement and Contribution Agreement of record in Book 3657, Page 344, Register's Office for Williamson County, Tennessee, and in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Book 3678, Page 720, Register's Office for Williamson County, Tennessee.

4. All matters shown on a survey prepared by Alan Cummings, TN RLS No. 2351, dated March 25, 2016, last revised April 19, 2016, Job No. 16-018.