BILL GARRETT, Davidson County
Trans:T20160033024 DEEDWARRSP
Recvd: 04/21/16 16:05 6 pgs
Fees:33.00 Taxes:1110.00
20160421-0039018

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Burkitt Commons, LLC 9019 Overlook Blvd., Suite C-2 Brentwood, Tennessee 37027	Same	Part of 186-00-0-014.01 (Davidson Country) Part of 33-82.01 (Williamson County)

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 and sufficiency of which are hereby acknowledged, Newco-Burkitt, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to Burkitt Commons, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), certain real property located partially in Davidson County, Tennessee and partially in Williamson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property (the "Property").

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances arising by, through or under Grantor, except for the Permitted Exceptions. Grantor covenants and binds itself and its successors to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 21 day of April, 2016.

NEWCO-BURKITT, LLC, a Tennessee limited liability company

By: _____

Name: J. DUDLEY PARKER

Title: PRESIDENT

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, J. Dudley Parker 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 President of Newco-Burkitt, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 20th day of April, 2016.

SUZANNE MAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-20-2019

_____
Notary Public

My Commission Expires:

10-20-2019

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $300,000.

Brandy Gomez

Sworn to and subscribed before me this 21st day of April, 2016.

Nancy E. Hopson
Notary Public

My Commission Expires:

_____



EXHIBIT A

LAND SITUATED IN THE 31ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, BEING PART OF PARCEL 14.01 ON DAVIDSON COUNTY PROPERTY MAP NUMBER 186. THE HEREIN DESCRIBED LAND IS ALSO PARTIALLY SITUATED IN NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE AND IS A PORTION OF PARCEL 82.01 PROPERTY MAP 33 OF WILLIAMSON COUNTY, TENNESSEE AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CAPPED IRON ROD (NEW) IN THE EASTERLY RIGHT-OF-WAY MARGIN OF NOLENSVILLE ROAD (70') AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY AND PROCEEDING AS FOLLOWS:

THENCE, WITH NEW LINES OF DIVISION FOR THE FOLLOWING FOUR (4) CALLS:
THENCE, 1) NORTH 69°05'13" EAST, A DISTANCE OF 90.20 FEET TO A CAPPED IRON ROD (SET);
THENCE, 2) SOUTH 20°54'47" EAST, A DISTANCE OF 5.00 FEET TO A CAPPED IRON ROD (SET);
THENCE, 3) NORTH 69°05'13" EAST, A DISTANCE OF 130.19 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY;
THENCE, 4) SOUTH 17°46'16" WEST, A DISTANCE OF 48.41 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, ALSO BEING THE SOUTHWEST CORNER OF JAMES MCFARLIN PROPERTY OF RECORD IN INSTRUMENT NUMBER 201412290118401, (R.O.D.C.) AND IN DEED BOOK 6344 PAGE 970 REGISTER'S OFFICE FOR WILLIAMSON COUNTY (R.O.W.C.), AND IN THE NORTHERLY LINE OF THE RUTH MARIE MCFARLIN PROPERTY OF RECORD IN DEED BOOK 10253 PAGE 880, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.);

THENCE, WITH THE LINE OF THE HEREIN DESCRIBED PROPERTY AND RUTH MARIE MCFARLIN, SOUTH 70°29'12" WEST, A DISTANCE OF 127.69 FEET TO A CAPPED IRON ROD (FOUND) BEING THE NORTHWESTERLY CORNER OF THE RUTH MARIE MCFARLAND PROPERTY, AND THE NORTHEASTERLY CORNER OF PARCEL ID NUMBER 90000003761, DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING THE RUTH MARIE MCFARLIN PROPERTY, WITH THE NORTH LINE OF THE PARCEL ID NUMBER 90000003761 PROPERTY, SOUTH 79°07'10" WEST, A DISTANCE OF 29.41 FEET TO A CAPPED IRON ROD (FOUND);

THENCE, WITH SAID LINE SOUTH 81°12'22" WEST, A DISTANCE OF 29.71 TO A CAPPED IRON ROD (FOUND) IN THE EASTERLY RIGHT-OF-WAY MARGIN OF NOLENSVILLE ROAD (70');

THENCE, WITH THE EASTERLY RIGHT-OF-WAY MARGIN OF NOLENSVILLE ROAD ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 2899.79 FEET AND A CENTRAL ANGLE OF 00°33'59"; A CHORD WHICH BEARS NORTH 29°53'52"

WEST A DISTANCE OF 28.66 FEET; AN ARC LENGTH OF 28.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,384 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NEWCO-BURKITT, LLC FROM MICHAEL RAY BOLTON AND WIFE, JEANETTE S. BOLTON OF RECORD IN INSTRUMENT NUMBER 200705080055302, R.O.D.C.

The source of the legal description set forth above is a survey dated March 25, 2016, last revised on April 19, 2016 (Job No. 16-018), prepared by J. Alan Cummings (RLS No. 2351) of Crawford and Cummings, P.C., 1929 21st Avenue South, Nashville, TN 37212.

EXHIBIT B

1. Taxes for the year 2016 and subsequent years, a lien, not yet due and payable.

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