Davidson County DEEDWARRSP
Recvd: 05/11/16 14:33 7 pgs
Fees:38.00 Taxes:8140.00
20160511-0046923

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Drive, Ste. 330, Brentwood, TN 37027 (PRY) 615 / 373.6910

Address New Owner	Send Tax Bills To:	Map/Parcel
MACS Retail LLC **8020 Park Lane** **Suite 200** **Dallas, Texas 75231**	Same	Tract 1 186-00-0-013.00 Tract 2 186-00-0-011.00 Tract 3 186-00-0-012.00 Tract 4 186-00-0-013.01

State of TENNESSEE)
County of DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is Two Million Two Hundred Thousand and 00/100 Dollars ($2,200,000.00).

Affiant

Sworn to and subscribed before me this 11th day of May 2016.

[SEAL]

Notary Public

My commission expires: July 8, 2019

MOLLY B. LEI
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 8, 2019
COUNTY OF DAVID

FOR AND IN CONSIDERATION of the sum of Two Million Two Hundred Thousand and 00/100 Dollars ($2,200,000.00), the receipt and sufficiency of which are hereby acknowledged, **6968 Nolensville Road, LLC**, a Tennessee limited liability company, has bargained and sold, and by these presents do transfer and convey unto **MACS Retail, LLC,** a Virginia limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 7325 & 7203 Old Burkitt Road and 6960 & 6968 Nolensville Pike, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or

under Grantor (other than claims arising from the matters set forth on **Exhibit B**, but not further or otherwise.

Witness our hand this 11 day of May 2016.

6968 NOLENSVILLE ROAD, LLC,
a Tennessee limited liability company

By: _____
PEGGY O. SELLS, Authorized Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **PEGGY O. SELLS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Williamson County, Tennessee, this 5th day of May 2016.

CECILIA M. BENTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires:
9/11/17

EXHIBIT A
PROPERTY DESCRIPTION

The following described real estate is located in the county of Davidson, State of Tennessee:

TRACT 1:

BEING A CERTAIN PARCEL OF LAND LOCATED IN THE 31ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SITUATED IN THE NORTHERLY MARGIN OF NOLENSVILLE PIKE, SAID IRON ROD ALSO BEING SITUATED 43 FEET ALONG SAID MARGIN OF NOLENSVILLE PIKE FROM THE WESTERLY MARGIN OF BURKITT ROAD, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF THE MIMOSA PROPERTIES, LLC, PROPERTY RECORDED AS INSTRUMENT NO. 20041026-0128747 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ("RODC"); THENCE, LEAVING THE MIMOSA PROPERTIES, LLC, PROPERTY AND ALONG THE SAID MARGIN OF NOLENSVILLE PIKE N 36° 33' 04 WEST 304.97 FEET TO AN OLD IRON ROD, SAID ROD BEING THE SOUTHEAST CORNER OF THE LOUIS W. ATWOOD PROPERTY AS RECORDED IN BOOK 8456, PAGE 341, RODC; THENCE, LEAVING THE SAID MARGIN OF NOLENSVILLE PIKE AND ALONG THE EASTERLY BOUNDARY LINE OF ATWOOD N 81° 01' 18" EAST 473.13 FEET TO AN OLD IRON ROD SITUATED IN THE SOUTHERLY MARGIN OF OLD BURKITT ROAD; THENCE, LEAVING THE SAID ATWOOD BOUNDARY LINE AND ALONG THE SAID MARGIN OF OLD BURKITT ROAD S 39° 16' 11" EAST 173.20 FEET TO AN IRON ROD, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE AFORESAID MIMOSA PROPERTIES, LLC, PROPERTY; THENCE, LEAVING THE SAID MARGIN OF OLD BURKITT ROAD AND ALONG THE WESTERLY BOUNDARY LINE OF THE MIMOSA PROPERTIES, LLC, PROPERTY AND GENERALLY WITH AN OLD FENCE LINE S 64° 57' 15" WEST 436.38 FEET TO THE POINT OF BEGINNING, CONTAINING 2.31 ACRES (100,583 SQUARE FEET) ACCORDING TO A SURVEY ENTITLED "BOUNDARY SURVEY, ROY ESTES PERRY PROPERTY" DATED JULY 21, 2006, REVISED JULY 24, 2006, PREPARED BY C. MICHAEL MORAN, RLS (TN NO. 970).

TRACT 2:

BEING A TRACT OF LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, FORMERLY, THE 17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, IT BEING THE N.W. CORNER OF SAID TRACT OF LAND, AND THE INTERSECTION OF NOLENSVILLE TURNPIKE, WITH HILL ROAD; THENCE, SOUTH 87 ¼ DEG. EAST 590 FEET WITH THE SOUTHERLY MARGIN OF HILL ROAD TO A POINT IN THE BEND OF SAID ROAD; THENCE, SOUTH 7 ½ DEG.

WEST, 81 FEET TO A POINT 3 FEET SOUTH OF A WILD CHERRY TREE; THENCE, SOUTH 88 ¾ DEG. WEST WITH THE NORTH MARGIN OF OLD TOLL GATE LOT NO. 3, 477 FEET TO A POST IN THE EAST MARGIN OF NOLENSVILLE TURNPIKE; THENCE, WITH THE EASTERLY MARGIN OF SAID TURNPIKE, NORTH 40 DEG. WEST 158 FEET TO THE POINT OF BEGINNING, CONTAINING 1.22 ACRES, MORE OR LESS, ACCORDING TO SURVEY MADE BY ERIC DRAKE, COUNTY SURVEYOR OF DAVIDSON COUNTY, TENNESSEE, AUGUST 23, 1921.

TRACT 3:

BEING A LOT OR PARCEL OF LAND LOCATED AND SITUATED IN THE FIFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF WILLIAM FLY LAND, ON THE EAST SIDE OF STATE HIGHWAY NO. 11 AND RUNNING IN A SOUTHERLY DIRECTION ALONG THE EAST SIDE OF STATE HIGHWAY NO. 11 FOR A DISTANCE OF 93 FEET TO A STAKE; THENCE, IN AN EASTERLY DIRECTION ABOUT 496 FEET TO THE CENTER OF OLD HILL ROAD; THENCE, ALONG OLD HILL ROAD TO WILLIAM FLY'S NORTHEAST CORNER; THENCE, ALONG WILLIAM FLY'S EAST BOUNDARY ABOUT 73 FEET TO FLY'S SOUTHEAST CORNER; THENCE, ALONG FLY'S SOUTH BOUNDARY LINE TO THE BEGINNING CONTAINING ABOUT 1 ACRE, MORE OR LESS.

THE FOREGOING TRACTS 2 AND 3 ARE FURTHER DESCRIBED IN ACCORDANCE WITH THE SURVEY OF C. MICHAEL MORAN, RLS, ENTITLED "BOUNDARY SURVEY OF THE LOUIS W. ATWOOD PROPERTY," DATED NOVEMBER 16, 2006, REVISED NOVEMBER 17, 2006:

BEING A CERTAIN PARCEL OF LAND LOCATED IN THE 31ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD IRON ROD SITUATED AT THE INTERSECTION OF THE EASTERLY MARGIN OF NOLENSVILLE PIKE AND THE SOUTHERLY MARGIN OF OLD BURKITT ROAD; THENCE, LEAVING THE SAID MARGIN OF NOLENSVILLE PIKE AND ALONG THE SAID MARGIN OF OLD BURKITT ROAD, S 84 DEG. 44 MIN. 38 SEC. E, 475.41 FEET TO A POINT; THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 191.89 FEET AND ARC LENGTH OF 156.510 (CHORD = S 60 DEG. 48 MIN. 18 SEC. E, 152.20 FEET) TO AN OLD IRON ROD; SAID ROD BEING THE NORTHEAST CORNER OF THE NOW OR FORMERLY ROY ESTES PERRY PROPERTY AS RECORDED IN BOOK 8095, PAGE 664, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING THE SAID MARGIN OF OLD BURKITT ROAD AND ALONG THE NORTHERLY BOUNDARY LINE OF PERRY AND GENERALLY WITH AN OLD FENCE LINE S 81 DEG. 01 MIN. 18 SEC. W 473.13 FEET TO AN OLD IRON ROD SITUATED IN THE AFOREMENTIONED EASTERLY MARGIN OF NOLENSVILLE PIKE; SAID IRON ROD ALSO BEING THE NORTHWEST

CORNER OF THE PERRY PROPERTY; THENCE, LEAVING THE SAID PERRY PROPERTY AND ALONG THE SAID MARGIN OF NOLENSVILLE PIKE, N 36 DEG. 23 MIN 18 SEC. W, 237.64 FEET TO THE POINT OF BEGINNING CONTAINING 1.48 ACRES (64,368 SQUARE FEET).

TRACT 4:

BEING A CERTAIN PARCEL OF LAND LOCATED IN THE 31ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD IRON ROD SITUATED IN THE NORTHERLY MARGIN OF NOLENSVILLE PIKE, SAID IRON ROD ALSO BEING THE SOUTHEAST CORNER OF THE ROY ESTES PERRY PROPERTY AS RECORDED IN BOOK 8095, PAGE 664, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ("RODC"); THENCE, LEAVING THE SAID MARGIN OF NOLENSVILLE PIKE AND ALONG THE EASTERLY BOUNDARY LINE OF PERRY AND GENERALLY WITH AN OLD FENCE LINE N 64 DEG. 57 MIN. 15 SEC. EAST 436.38 FEET TO AN OLD IRON ROD; SAID IRON ROD BEING SITUATED IN THE SOUTHERLY MARGIN OF OLD BURKITT ROAD; THENCE, LEAVING THE SAID BOUNDARY LINE OF PERRY AND ALONG THE SAID MARGIN OF OLD BURKITT ROAD S 39 DEG. 16 MIN. 11 SEC. EAST 266.94 FEET TO AN IRON ROD SITUATED IN THE NORTHERLY MARGIN OF BURKITT ROAD; THENCE, LEAVING THE SAID MARGIN OF OLD BURKITT ROAD AND ALONG THE SAID MARGIN OF BURKITT ROAD N 88 DEG. 17 MIN. 55 SEC. WEST 536.49 FEET TO AN IRON ROD; SAID IRON ROD BEING THE INTERSECTION OF THE SAID MARGIN OF BURKITT ROAD AND THE AFORESAID MARGIN OF NOLENSVILLE PIKE; THENCE, LEAVING THE SAID MARGIN OF BURKITT ROAD AND ALONG THE SAID MARGIN OF NOLENSVILLE PIKE N 36 DEG. 33 MIN. 04 SEC. WEST 47.12 FEET TO THE POINT OF BEGINNING, CONTAINING 1.53 ACRES (66,831 SQUARE FEET) ACCORDING TO A SURVEY ENTITLED "BOUNDARY SURVEY OF THE MIMOSA PROPERTIES, LLC PROPERTY" DATED SEPTEMBER 5, 2006, PREPARED BY C. MICHAEL MORAN, RLS (TN NO. 970).

BEING THE SAME PROPERTY CONVEYED TO 6968 NOLENSVILLE ROAD, LLC, BY QUITCLAIM DEEDS RECORDED IN INSTRUMENT NOS. 201009010069308, 201009010069309, 20109010069310 and 201508140077119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
ENCUMBRANCES

1. Real property ad valorem taxes and assessments for the year 2016 and subsequent years, a lien not yet due and payable, and expressly assumed by the Grantee.

2. Agreement for Dedication of Easement of record in Instrument No. 200610120126920, Register's Office for Davidson County, Tennessee. (Tracts 1 & 4).

3. Grant of Easement of record in Instrument No. 201209070081054, Register's Office for Davidson County, Tennessee. (Tracts 1 & 2).

4. That portion of the land embraced within the bounds of any public road or thoroughfare. (All Tracts).

5. Agreement for Dedication of Easement(s) of record in Instrument No. 200509090108862, Register's Office for Davidson County, Tennessee. (Tract 4).

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: