Davidson County DEEDWARRSP
Recvd: 07/08/16 10:07 4 pgs
Fees:23.00 Taxes:2978.50
20160708-0069959

OWNER/RESPONSIBLE TAXPAYER:
DilJam, LLC
15 Tuxedo Court
Marlton, NJ 08053-5602
Tax I.D. No. 096-09-0-226.00

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 152423 (JHH)

**SPECIAL WARRANTY DEED**

THIS INDENTURE made as of the 6th day of July, 2016, between DONELSON SPRING, L.L.C., a Tennessee limited liability company, First Party, and DILJAM, LLC, a Tennessee limited liability company, Second Parties:

**WITNESSETH**

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

> SITUATED in Davidson County, Tennessee, and being Lot 1, as shown on the map entitled Whitland Crossing, recorded as Instrument No. 20060531-0063577, in the Davidson County Register's Office, to which map specific reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Donelson Spring, L.L.C., a Tennessee limited liability company, by deed from Richard A. Halstead, Alan D. Edgin and J. Anthony Vaughn, dated July 28, 2009, and recorded as Instrument No. 20090803-0072502, in the Davidson County Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to 2016 taxes, which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay, and the matters set forth on Exhibit "A" attached.

First Party covenants that it is lawfully seized in fee simple of the premises and that it has a good and lawful right to sell and convey the same. Except as stated herein, First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

Donelson Spring, L.L.C.

By: _____

Title: PRESIDENT

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jerrold Don Pedigo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be the President of DONELSON SPRING, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by him self as President.

WITNESS my hand and official seal at office this 6th day of July, 2016.

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

George H. White

Notary Public

My Commission Expires: 10/24/17

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 805,000.00.

_____, as Agent

Affiant

Subscribed and sworn to before me this 7th day of July, 2016.

SUZETTE BYRD BLOUNT COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: 4-24-2017

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EXHIBIT "A"

1. Matters depicted or disclosed by map recorded as Instrument No. 20060531-0063577, in the Davidson County Register's Office.

2. Utility easement recorded as Instrument No. 20070920-0112733, in the Davidson County Register's Office.

**True Copy Certification**

I, Suzette Byrd., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Suzette Byrd,
Signature

State of Tennessee
County of Knox

Personally appeared before me, Kimberly D. Walker Carmosino, a notary public for this county and state, Suzette Byrd who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly D. Walker Carmosino
Notary's Signature

My Commission Expires: 7/1/18
Notary' Seal (if on paper)

