This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Fontanel Properties, LLC
4125 Whites Creek Pk
Whites Creek, TN
37189

MORTGAGEE:

None

BILL GARRETT, Davidson County
Trans:T20160071245 DEEDWARR
Recvd: 08/16/16 15:20 3 pgs
Fees:18.00 Taxes:8325.00
20160816-0085516

SEND TAX BILL TO:
Owner

MAP **049-0198.00**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dale Morris*,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Fontanel Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A" for complete legal description

Being the same property conveyed to Dale Morris, married by deed date September 17, 2013 from Nathan Wright, Linda Wright and Karen Wright of record in Inst. No. 20130919-0098803, Register's Office, Davidson County, Tenenssee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **unimproved** property known as **"0" Whites Creek Pike, Whites Creek Pike, Tennessee 37189.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its

successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the **15th** day of August, 2016.

Dale C. Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dale C. Morris**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of August, 2016.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $2,250,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of August, 2016.

NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-27-17

***Dale Morris and Dale C. Morris are one in the same person**

16-9091

EXHIBIT A

Land in the 3rd Councilmanic District, of Metropolitan Nashville, Davidson County, Tennessee being the property of W. H. Thompson, et ux, of Record in Deed Book 2345, Page 203, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at an iron pin (old) with stamp RSL #1623 on the northeasterly right-of-way margin of Whites Creek Pike (a 60-foot wide right-of-way) at the southwesterly property corner of Randall Davis, Parcel 364, of Record by Instrument Number 200305020058990, R.O.D.C., Tennessee, the southerly most property corner of this tract and proceeding as follows:

From the Point of Beginning and with said northeasterly right-of-way margin;
Thence, along a curve concave to the southwest having a radius of 11489.20 feet and a central angle of 2°02'21" and being subtended by a chord which bears North 42°46'00" West 408.86 feet, an arc distance of 408.88 feet to a point in the center of Whites Creek, the southeasterly property corner of W.H. Thompson, Jr. property of Record in Deed Book 166, Page 345, R.O.D.C., Tennessee:

Thence, leaving said road and with the approximate center of Whites Creek and the easterly property line of said Thompson for the next 4 calls;
1) North 10°37'59" East, a distance of 90.23 feet to a point;
2) Thence, North 01°03'13" West, a distance of 124.04 feet to a point;
3) Thence, North 08°30'20" West, a distance of 270.63 feet to a point;
4) Thence, North 03°16'18" West, a distance of 147.25 feet to a point, the northeasterly property corner of said Thompson and the southeasterly property corner of Tollgate Two Subdivision of Record by Instrument Number 200005020043728, R.O.D.C., Tennessee;

Thence, leaving said Thompson property and with the easterly property line of said Tollgate Two Subdivision and with the approximate center of Whites Creek for the next 3 calls;
1) Thence, North 01°49'04" East, a distance of 303.79 feet to a point;
2) Thence, North 04°58'01' East, a distance of 313.66 feet to a point;
3) Thence, North 13°48'53" East, a distance of 295.85 feet to a point the northeasterly property corner of Lot 9 of said Tollgate Two Subdivision and in the southerly property line of Fontanel Properties, LLC, of Record by Instrument Number 2000206210075107, R.O.D.C., Tennessee;

Thence, with said southerly property line of Fontanel and leaving Whites Creek, South 81°37'13" East, passing a witness pin at 50.67 feet, in all a distance of 359.22 feet to an iron pin (old);
Thence, South 85°43'49" East, a distance of 1634.35 feet to an iron pin (old);
Thence, leaving said southerly property line of said Fontanel and with the northwesterly property line of Randall Davis, Parcel 197, of Record by Instrument Number 200305020058990, R.O.D.C., Tennessee, South 47°04'00" West, a distance of 2432.52 feet to the Point of Beginning and containing 2,062,310 Square Feet or 47.34 Acres, more or less.