BILL GARRETT, Davidson County
Trans:T20160086186 DEEDWARRSP
Recvd: 09/30/16 12:56 11 pgs
Fees:58.00 Taxes:19240.00
20160930-0103358

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Whitsett Property, LLC 1585 Mallory Lane Brentwood, TN 37027	Whitsett Property, LLC 1585 Mallory Lane Brentwood, TN 37027	11910023200

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **NEAL S. JOHNSTON**, Emily Johnson, in her capacity as the personal representative of the **ESTATE OF JOHN WILLIAM JOHNSON**, Emily Elliott Johnson and Regions Bank, Co-Trustees of **THE JOHN W. JOHNSON REVOCABLE LIVING TRUST, DATED THE 20TH DAY OF MAY, 2005,** Melna G. Brown, in her capacity as personal representative of the **ESTATE OF ROLAND E. BROWN, JOHNSON HOLDING CO., L.L.C.**, an Alabama limited liability company, and **HARDIN PROPERTIES AT HARTFORD HOUSE, L.L.C.**, an Alabama limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **WHITSETT PROPERTY, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of September, 2016.

GRANTOR:

Neal S. Johnston

Neal S. Johnston

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF Limestone

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Neal S. Johnson, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name.

Witness my hand and official seal this 27th day of September, 2016.

TAMMY LEAGUE NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires:

8/4/2019

Tammy League

Notary Public

Emily Johnson, in her capacity as the personal representative of the Estate of John William Johnson

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Emily Johnson, the personal representative of the Estate of John William Johnson, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as personal representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Estate of John William Johnson as such personal representative.

Witness my hand and official seal this _____ day of September, 2016.

My Commission Expires:

_____

Notary Public

_____

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this ___ day of September, 2016.

GRANTOR:

_____

Neal S. Johnston

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Neal S. Johnson, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name.

Witness my hand and official seal this _____ day of September, 2016.

My Commission Expires:

_____

_____

Notary Public

Emily Johnson, in her capacity as the personal representative of the Estate of John William Johnson

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF Madison

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Emily Johnson, the personal representative of the Estate of John William Johnson, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as personal representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Estate of John William Johnson as such personal representative.

Witness my hand and official seal this 27 day of September, 2016.

My Commission Expires:

10-22-17

Pamela T. Morring

Notary Public

PAMELA T. MORRING NOTARY PUBLIC ALABAMA STATE AT LARGE

John W. Johnson Revocable Living Trust,
dated the 20th day of May, 2005

Trustee

By: Emily Elliott Johnson,
Co-Trustee

STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF Madison)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Emily Elliott Johnson, the co-trustee of the JOHN W. JOHNSON REVOCABLE LIVING TRUST, DATED THE 20TH DAY OF MAY, 2005, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as co-trustee executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of JOHN W. JOHNSON REVOCABLE LIVING TRUST, DATED THE 20TH DAY OF MAY, 2005 as such co-trustee.

Witness my hand and official seal this 27 ~~day of~~ September, 2016.

Pamela J. Morring
NOTARY PUBLIC

My Commission Expires:
10-22-17

PAMELA T. MORRING NOTARY PUBLIC ALABAMA STATE AT LARGE

John W. Johnson Revocable Living Trust,
dated the 20th day of May, 2005

Trustee

Regions Bank, Co-Trustee

By: D. Richard George,
Senior Vice President & Trust Advisor

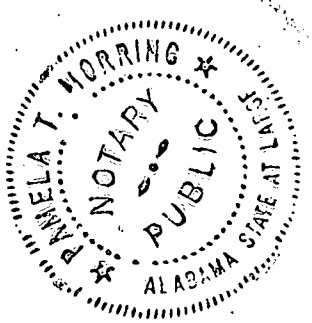
STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF Madison)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, D. Richard George, the Senior Vice President & Trust Advisor of Regions Bank, the co-trustee of the JOHN W. JOHNSON REVOCABLE LIVING TRUST, DATED THE 20TH DAY OF MAY, 2005, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as the Senior Vice President & Trust Advisor of the co-trustee executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of JOHN W. JOHNSON REVOCABLE LIVING TRUST, DATED THE 20TH DAY OF MAY, 2005 as such Senior Vice President & Trust Advisor of the co-trustee.

Witness my hand and official seal this 27 day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 10-22-17



Melna G. Brown

Melna G. Brown, in her capacity as personal representative of the Estate of Roland E. Brown

STATE OF ALABAMA

COUNTY OF MADISON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Melna G. Brown, the personal representative of the Estate of Roland E. Brown, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she as personal representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Estate of Roland E. Brown as such personal representative.

Witness my hand and official seal this 27th day of September, 2016.

JACKSON E. DUNCAN III NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires:

7/16/2019

Notary Public

JOHNSON HOLDING CO., L.L.C.,
an Alabama limited liability company

By: _____
Name: _____
Its: _____

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____, the _____ of Johnson Holding Co., L.L.C., the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as _____ executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Johnson Holding Co., L.L.C. as such _____.

Witness my hand and official seal this _____ day of September, 2016.

My Commission Expires:

_____

_____
Notary Public

Melna G. Brown, in her capacity as personal representative of the Estate of Roland E. Brown

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Melna G. Brown, the personal representative of the Estate of Ronald E. Brown, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she as personal representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Estate of Ronald E. Brown as such personal representative.

Witness my hand and official seal this _____ day of September, 2016.

My Commission Expires:

_____

Notary Public

_____

JOHNSON HOLDING CO., L.L.C.,
an Alabama limited liability company

By: Lee Anne Smith
Name: Lee Anne Smith
Its: Manager

STATE OF ~~TENNESSEE~~ ALABAMA

COUNTY OF MADISON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lee Anne Smith, the Manager of Johnson Holding Co., L.L.C., the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he or~~ she as Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Johnson Holding Co., L.L.C. as such Manager.

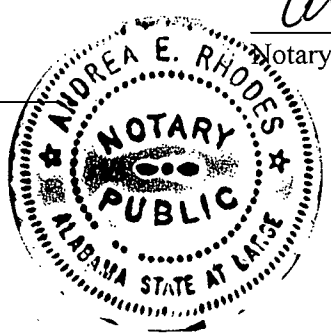
Witness my hand and official seal this 27th day of September, 2016.

My Commission Expires:

06-16-2020

Andrea E. Rhodes

Notary Public



HARDIN PROPERTIES AT HARTFORD HOUSE, L.L.C., an Alabama limited liability company

By: J. Hwk. II
Name: J. Heywood Hardin, II
Its: Trustee

STATE OF ~~TENNESSEE~~ South Carolina

COUNTY OF Greenville

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, J. Heywood Hardin, II, the Trustee of Hardin Properties at Hartford House, L.L.C., the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as J. Heywood Hardin, II Trustee executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Hardin Properties at Hartford House, L.L.C. as such Trustee.

Witness my hand and official seal this 28th day of September, 2016.

My Commission Expires:

01-28-2018

Gayle Q McCants
Notary Public

GAYLE Q MCCANTS NOTARY PUBLIC SOUTH CAROLINA

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $5,200,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 29th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 1/11/2017

JUSTIN T. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit "A"

Legal Description of Property

Beginning at found concrete monument in the southern right of way line of Whitsett Road common corner with Woodbine Congregation of Jehovah's Witness recorded in Quit Claim Instrument Number 20090306-0020236 in the Davidson County Register of Deeds thence with said line South 04 Degrees 07 Minutes 56 Seconds West for 610.25 feet to a found 1/2" diameter iron rebar common corner with Nolensville Hgt. recorded on Plat Book 2083 Page 80 and LMS 1, LLC recorded in Deed Instrument Number 20150327-002667 in the Davidson County Register of Deeds;
Thence with said line South 38 Degrees 13 Minutes 12 Seconds East for 280.62 feet to a found 1/2" diameter iron rebar common corner with Hidden Acres Second Addition recorded in Map Book 2083 Page 79 in the Davidson County Register of Deeds;
Thence with said line the following four (4) calls and distances:

1. North 05 Degrees 57 Minutes 24 Seconds East for 405.30 feet to a found 1/2" diameter iron rebar;
2. South 80 Degrees 24 Minutes 58 Seconds East for 222.62 feet to a found 1/2" diameter iron rebar;
3. North 89 Degrees 14 Minutes 00 Seconds East for 141.75 feet to a found 1/2" diameter iron rebar;
4. South 00 Degrees 45 Minutes 00 Seconds West (Control Bearing) for 60.24 feet to a found 1/2" diameter iron rebar common corner with Hidden Acres First Addition recorded in Map Book 2083 Page 32 in the Davidson County Register of Deeds;

Thence with said line South 67 Degrees 43 Minutes 38 Seconds East for 186.62 feet to a set 1/2" diameter iron rebar with GS&P cap in the line of Hidden Acres recorded on Plat Book 1130 Page 89 in the Davidson County Register of Deeds;
Thence with said line the following two (2) calls and distances:

1. North 03 Degrees 10 Minutes 18 Seconds East for 391.49 feet to a found concrete monument;
2. North 86 Degrees 12 Minutes 16 Seconds East for 74.40 feet to a point on chain link fence post corner with A. S. Johnson Subdivision recorded on Plat Book 1835 Page 106 in the Davidson County Register of Deeds;

Thence with said line the following two (2) calls and distances:

1. North 03 Degrees 38 Minutes 13 Seconds East for 200.00 feet to a found concrete monument;
2. North 89 Degrees 48 Minutes 11 Seconds East for 47.40 feet to a set 1/2" diameter iron rebar with GS&P cap common corner with Lot 1 Hartford Heights recorded on Map Book 4350 Page 64 in the Davidson County Register of Deeds;

Thence with said line North 34 Degrees 04 Minutes 49 Seconds West for 176.91 feet to a set 1/2" diameter iron rebar with GS&P cap in the southern right of way of Hartford Drive;
Thence with Hartford Drive the following two (2) calls and distances:

1. Beginning point of a curve to the Right having a radius of 150.00 feet, thence Right along said curve for an arc length of 124.34 feet, said curve having a chord bearing of South 79 Degrees 46 Minutes 38 Seconds West for 120.81 feet to a point;
2. Beginning point of a curve to the Left having a radius of 47.96 feet, thence Left along said curve for an arc length of 41.59 feet, said curve having a chord bearing of South 78 Degrees 41 Minutes 06 Seconds West for 40.30 feet to a point intersection with southern right of way of Whitsett Road;

Thence with said right of way the following five (5) calls and distances:

1. South 27 Degrees 24 Minutes 44 Seconds West for 21.32 feet to a point;
2. Beginning point of a curve to the Right having a radius of 280.16 feet, thence Right along said curve for an arc length of 358.01 feet, said curve having a chord bearing of South 64 Degrees 01 Minutes 31 Seconds West for 334.14 feet to a point;
3. North 79 Degrees 22 Minutes West for 222.90 feet to a point;
4. South 89 Degrees 19 Minutes 29 Seconds West for 50.99 feet to a point
5. North 79 Degrees 48 Minutes 55 Seconds West 23.41 feet to the Point of Beginning.

Parcel Area being 440,810.80 Square Feet more or less or 10.12 Acres more or less, described according to the ALTA/NSPS Land Title Survey dated September 24, 2016.

Source of North per Subdivision Plat Book 4660 Page 177.
Prepared by Kenneth D. Church, TN RLS 1004, Gresham Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219. (Project Number 42270.00).
Being the same property conveyed to Neal S. Johnston, as to an undivided 25% interest, Emily Johnson, in her capacity as Personal Representative of the Estate of John William Johnson, Case Number 28094, Office of the Judge of Probate of Limestone County, Alabama as to an undivided 25% interest, Melna G. Brown, in her capacity as Personal Representative of the Estate of Roland Brown, Case Number 61678, Office of the Judge of Probate of Madison County, Alabama, as to an undivided 25% interest, Johnson Holding Co., LLC, as to an undivided 12.5 interest, and Harding Properties at Hartford House, LLC, as to an undivided 12.5% interest, as tenants in common by deeds of record in Instrument No. 20160624-0064571 and Instrument No. 20160401-0030896, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2016; a lien, but not yet due or payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4660, Page 177, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4405, Page 42, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 3501, Page 537, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 3498, Page 214, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 1517, Page 407, Register's Office for Davidson County, Tennessee.

7. All matters shown on the ALTA/NSPS Land Title Survey dated September 24, 2016, prepared by Kenneth D. Church, TN RLS No. 1004, Gresham Smith and Partners, Project No. 42270.00.