(1) Box 44
6sam

BILL GARRETT, Davidson County
Trans:T20160100959 DEEDWARRSP
Recvd: 11/15/16 15:59 6 pgs
Fees:33.00 Taxes:6722.90
20161115-0120582

This Instrument Prepared By:

Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Collins Road 1, LLC 1066 Vaughn Crest Drive Franklin, TN 37069	Same
Map & Parcel No.: 155 00 0 105.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, National Loan Acquisitions Company, an Oregon corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto Collins Road 1, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 8200 Highway 100, Nashville, Davidson County, Tennessee 37221.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of November, 2016.

National Loan Acquisitions Company,
an Oregon corporation

By: _____
Shelley Halleman,
Executive Vice President

STATE OF OREGON)
)
COUNTY OF WASHINGTON)

Personally appeared before me, Katherine York, a Notary Public in and for said County and State, Shelley Halleman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executive Vice President of National Loan Acquisitions Company, an Oregon corporation, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 14th day of November, 2016.

Katherine York
NOTARY PUBLIC

My Commission Expires:

9-18-17

OFFICIAL SEAL
KATHERINE ANNE YORK
NOTARY PUBLIC - OREGON
COMMISSION NO. 479975
MY COMMISSION EXPIRES SEPTEMBER 18, 2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,817,000.00.

Sharon J Mullis
AFFIANT

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

NOTARY PUBLIC

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires:
10-14-2019

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the 35th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying north of State Highway 100 and west of Collins Road and being more particularly described as follows:

Beginning at an iron rod (new) on the northerly right of way line of State Highway 100, right of way width varies, at the southeasterly property corner of a tract of land conveyed to John P. Chaffin as of record in Instrument No. 20001005-099106, Register's Office for Davidson County, Tennessee; thence leaving said northerly right of way line and with the easterly property line of the Chaffin property, North 58 degrees 08 minutes 37 seconds West, passing through an iron pin (found) at 11.44 feet, for a total distance of 181.54 feet to an iron rod (found), thence North 82 degrees 50 minutes 33 seconds West, 41.31 feet to an iron rod (found) at the most southeasterly property corner of a tract of land conveyed to Ernest B. Quinn, Jr., et ux as of record in deed Book 11105, page 884, Register's Office for Davidson County, Tennessee; thence, with the easterly property line of said Quinn, North 22 degrees 50 minutes 15 seconds East, 197.82 feet to an iron rod (found) on the southerly right of way line of Collins Road, a 46.5 feet right of way; thence, with said southerly right of way line, South 81 degrees 59 minutes 35 seconds East, 55.81 feet to an iron rod (found); thence, in a southeasterly direction with a curve to the right having a radius of 190.15 feet, a central angle of 41 degrees 26 minutes 47 seconds, for a arc length of 137.55 feet to a P.K, nail (found); said curve has a chord bearing and distance of South 61 degrees 27 minutes 49 seconds East, 134.57 feet, thence, South 40 degrees 43 minutes 41 seconds East, passing through a P.K. nail (found) at 43.47 feet, for a total distance of 84.94 feet to an iron rod (new) on the northerly right of way line of the aforementioned State Highway 100' thence, with said northerly right of way line, in a southwesterly direction with a curve to the left having a radius of 1207.02 feet, a central angle of 08 degrees 32 minutes 01 seconds for an arc length of 179.77 feet to the point of beginning; said curve has a chord bearing a distance of South 50 degrees 38 minutes 18 seconds West 179.60 feet, The above described tract contains 53,963 square feet or 1.238 acres, more or less, as calculated by the above courses and distances, per survey by James G, Terry, RLS No. 2287, James Terry & Associates, P. O. Box 140353, Nashville, TN 37214, dated 11/5/07.

Being the same property conveyed to National Loan Acquisitions Company by Trustee's deed from Jaime DeRensis, Successor Trustee, of record in Instrument No. 20160513-0048118, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

1. Metro or special taxes and assessments required to be paid in the year 2016 taxes listed to National Loan Acquisitions Company, $30,731.21, UNPAID, but not delinquent until March 1, 2017. Map 15500010500, Bill No. 205397

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plat of record in Book 7900, page 462, Register's Office for Davidson County, Tennessee.

3. Mains, Pumps and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20080505-0046180, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20080505-0046180, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of a Public Utilities Easement granted to the Harpeth Valley Utilities District of record in Instrument No. 20090316-0023234, Register's Office for Davidson County, Tennessee.

6. Subject to a street closing and any easement(s) retained in Ordinance No. BL2003-1413, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.