THIS INSTRUMENT PREPARED BY:
Yale Riley, Esq.
Fidelity National Title Group
6840 Carothers Parkway, Ste. 200
Franklin, TN 37067
File No:1717034CTN

BILL GARRETT, Davidson County
Trans:T20170067846 DEEDWARRSP
Recvd: 08/07/17 10:35 3 pgs
Fees:18.00 Taxes:24975.00
20170807-0080381

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Freeland Realty 3, LLC, a Tennessee limited liability company	Same	174-00-0-211.00
5333 Hickory Hollow Parkway		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of One Dollar ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, 5800 Crossings Boulevard, LLC, a Tennessee limited liability company, have this day bargained and sold, and do hereby transfer and convey unto the said Freeland Realty 3, LLC, a Tennessee limited liability company, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, TN as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot No. 2, on the Plan of The Crossings at Hickory Hollow Phase II, of record in Instrument No. 20000726-0073970, Register's Office for Davidson County, Tennessee being described as follows:

Beginning at an existing 5/8 inch iron rebar with RLS 100 cap in the western right of way for Crossings Boulevard common corner with Lot 3 (Champion Nashville Realty, LLC Deed Instrument Number 20000801-0075738) shown on the Resubdivision of Lot No. 2, on the Plan of The Crossings at Hickory Hollow Phase II, of record in Instrument No. 20000726-0073970, Register's Office for Davidson County, Tennessee thence with said right of way South 51 degrees 46 minutes 29 seconds East 504.01 feet to an existing 5/8 inch iron rebar with Little John cap corner with Lot 2 (Corporate Investors Partnership III, LLC Deed Instrument Number 20070620-0073436) shown on the Resubdivision of Lot No. 2, on the Plan of The Crossings at Hickory Hollow Phase II, of record in Instrument No. 20000726-0073970, Register's Office for Davidson County;

Thence with said line South 39 degrees 25 minutes 13 seconds West 549.91 feet to an existing 5/8 inch iron rebar no cap in the eastern right of way of Interstate 24;

Thence with said right of way lie North 41 degrees 47 minutes 34 seconds West 500.18 feet to an existing 5/8 inch iron rebar no cap corner with said lot 3;

Thence with said line North 38 degrees 14 minutes 00 seconds East 463.09 feet to the point of beginning.

Being the same property conveyed to 5800 Crossings Boulevard, LLC, a Tennessee limited liability company, by deeds of record in Instrument No. 20130716-0073454 and Instrument No. 20130716-0073455, in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
~~PARISH~~ COUNTY OF WILLIAMSON The actual consideration for this transfer is $ 6,750,000.00

Affiant James W. Cameron

Subscribed and sworn to before me this 2nd day of AUGUST, 2017.

ADRIANNA L. COCHRANE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Affix Seal)

Adrianna L Cochrane
Notary Public

My commission expires: 1-26-22

This is (Check One) unimproved ☐ / improved ☒ property, known as:

5800 Crossings Blvd, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever; and we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 28th day of July, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

5800 Crossings Boulevard, LLC, a Tennessee limited liability company

By: Troy Duhon
Its: Managing Member

STATE OF Louisiana
PARISH OF Jefferson

Before me, Stephanie T. Findley, a Notary Public of the State and Parish aforesaid, personally appeared Troy Duhon 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 Managing Member of the 5800 Crossings Boulevard, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him self as _____

Witness my hand and official seal, at office in , this 28th day of July, 2017.

Notary Public

STEPHANIE T. FINDLEY NOTARY PUBLIC ID # 146923 LOUISIANA

My Commission Expires: at death.

Permitted Exceptions:

1. Taxes for the year 2017, a lien, but not yet due or payable.

2. Subject to all matters shown on the Plans of record in Book 7900, Pages 39, 89, 114, and 229; Book 9700, Pages 511 and 512, with Surveyor's Certificate of Correction of Plat in Book 10728, Page 740; Plat Book 9700, Pages 969 and 970; and Instrument No. 20000726-0073970, Register's Office of Davidson County, Tennessee.

3. Declaration of Protective Covenants and Owners Association for Hickory Downs of record in Book 7963, Page 145, as re-recorded in Book 7966, Page 60, as amended and supplemented in Book 8085, Page 402, Book 9730, Page 957, Book 10722, Page 95, Instrument No. 20000725-0073371 and Instrument No. 200910200096901, and Assignments of Developer's Rights of record as Instruments No. 20090724-0069584 and 20110801-0058551, said Register's Office, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Declaration of Joint Access, Landscape, and Utilities Easements of record as Instrument No. 20000725-0073372, re-recorded as Instrument No. 20000801-0075737, Register's Office of Davidson County, Tennessee.

5. Lack of direct ingress and egress to I-24, a controlled access highway, as conveyed to the State of Tennessee in Book 2813, Page 369, and Book 2813, Page 385, Register's Office of Davidson County, Tennessee.