Return to:
Bill Sutphin
First National Financial Title Services, Inc.
120 Interstate North Parkway, Suite # 108
Atlanta, GA 30339

251708042B9

This instrument prepared by
~~and after recording return to~~:

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

Bill Garrett Davidson County
Batch# 40645 DEEDWARRSP
12/21/2017 03:50:30 PM 6 pgs
Fees: $33.00 Taxes: $5,920.00
20171221-0130343

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel ID(s):
Chick-fil-A, Inc. 5200 Buffington Road Atlanta, Georgia 30349	Chick-fil-A, Inc. 5200 Buffington Road Atlanta, Georgia 30349	Parcel No. 160-00-0-082.00

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, **JAVONDA A. JONES,** an individual (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **CHICK-FIL-A, INC.,** a Georgia corporation (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 18th day of December, 2017.

GRANTOR:

Javonda Jones

Javonda A. Jones

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF ~~WILLIAMSON~~ HILLSBOROUGH

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Javonda A. Jones, 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing her name.

Witness my hand and official seal this 18 day of December, 2017.

My Commission Expires:

Donald I.G. Lea
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG059625
Expires 3/25/2021

Notary Public

[*Affidavit of Consideration is Listed on Following Page*]

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF ~~WILLIAMSON~~ HILLSBOROUGH

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,600,000.00, 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 18 day of December, 2017.

NOTARY PUBLIC

My Commission Expires: _____

Donald I.G. Lea
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG059625
Expires 3/25/2021

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, according to a survey of the westerly parts of Lots 1 and 2 on the Plan of Brentwood Gardens, made by Hal R. Swann, Jr., Surveyor, dated May 9, 1964, and recorded in Book 1130, Page 16, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the southeast comer of Old Hickory Boulevard and Cloverland Drive, thence in an easterly direction along the southerly margin of Old Hickory Boulevard a distance of 321.0 feet to a point; thence in a southerly direction a distance of 160.5 feet, more or less, to a point; thence in a westerly direction a distance of 308 feet, more or less, to a point in the easterly margin of Cloverland Drive; thence along the easterly margin of Cloverland Drive in a northerly direction a distance of 162.5 feet to the point of beginning.

INCLUDED IN, BUT EXPRESSLY EXCLUDED THEREFROM is that property conveyed to the State of Tennessee of record in Book 7875, Page 734, said Register's Office.

Being the same property conveyed to Javonda A. Jones, by Warranty Deed from Harold E. Crye, Trustee of the Harold E. Crye Living Trust, dated November 15, 2005, of record in Instrument No. 20051121-0140085, Register's Office for Davidson County, Tennessee.

This property is improved property known as 687 Old Hickory Boulevard, Brentwood, TN 37027

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

2. All matters shown on plat recorded in Book 1130, Page 16, in the Register's Office of Davidson County, Tennessee.

3. An Agreement for Dedication of Water Service Easement between Fred V. Fox and wife, Claudia L. Fox and M. D. Whitehurst, dated September 21, 1976, recorded September 23, 1976, in Book 5071, Page 397, in the aforesaid Register's Office.

4. Terms and conditions of unrecorded lease between Javonda A. Jones, as Landlord, and Angels Watching Over Me Academy, LLC, as Tenant.

5. ALTA/NSPS Land Title Survey prepared by Young-Hobbs and Associates, bearing the seal of Clint Head, RLS No. 2731, dated October 23, 2017, last revised December 14, 2017, and designated Project No. 138-17, revealing the following:
   a. Variation between chain link fence and property lines;
   b. Water, electric, sanitary sewer, telephone and cable lines not located within defined easement areas; and
   c. Asphalt driveway which extends over the northern property line.

True Copy Certification

I, George W. Sutphin, 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.

Signature

State of Georgia

County of Cobb

Personally appeared before me, Jennifer K. Henderson, a notary public for this county and state, George W. Sutphin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/10/2021
Notary' Seal (if on paper)

