1/GSRM
Box 44

Bill Garrett Davidson County
Batch# 40907 DEEDWARRSP
12/22/2017 02:17:09 PM 4 pgs
Fees: $23.00 Taxes: $6,288.70
20171222-0130728

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,699,650.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2017. Notary Public My Commission Expires: 8.5.20

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08.05.2020

Address New Owner As Follows: Watts Retail, LLC 7101 Sharondale Court, Suite 600 Brentwood, TN 37027	Send Tax Bills To: New Owner	Map-Parcel Number: 2017: 075 00 0 032.00 (P/O) 2018: 075 00 0 214.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD H. WATTS FAMILY LIMITED PARTNERSHIP**, a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WATTS RETAIL, LLC**, a

Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Richard Watts Family Property, Minor Subdivision, of record in Instrument No. 20171030-0110848, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Together with the Access Easement reflected on the plat of record in Instrument No. 20171030-0110848, said Register's Office.
>
> Being part of the same property conveyed to Richard H. Watts and Dorothy S. Watts, husband and wife, by deed from Gordon E. Inman, a married person, dated November 1, 1996, of record in Book 10257, Page 243, said Register's Office. Richard H. Watts and Dorothy S. Watts have since conveyed their interest in said property to Richard H. Watts Family Limited Partnership, a Tennessee limited partnership, by quitclaim deed dated December 28, 2000 of record in Instrument No. 20001229-0127453, said Register's Office. And being part of the same property conveyed to Richard H. Watts Family Limited Partnership, a Tennessee limited partnership, by quitclaim deed from Metropolitan Government of Nashville and Davidson County, Tennessee, f/k/a/ Davidson County, Tennessee, dated March 21, 2014, of record in Instrument No. 20140408-0029333, said Register's Office.

This conveyance is made subject to:

1. Restrictive Covenants contained in instrument of record in Instrument No. 20140408-0029333, said Register's Office.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20170412-0035850, said Register's Office.

3. All matters appearing on the Final Plat of Richard Watts Family Property, Minor Subdivision, of record in Instrument No. 20171030-0110848, said Register's Office.

This is unimproved property known as: **4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019 & 4021 Lebanon Pike, Hermitage, TN 37076.**

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 covenants with the said Grantee that it 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

WITNESS my hand this 22nd day of December, 2017.

RICHARD H. WATTS FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: _____
Richard H. Watts, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard H. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Richard H. Watts Family Limited Partnership, the within named bargainor, a Tennessee limited partnership, and that he as such General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as such General Partner.

Witness my hand and official seal this 22nd day of December, 2017.

_____
Notary Public

My Commission Expires: 5.5.20



WITNESS my hand this 2nd day of December, 2017.

RICHARD H. WATTS FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: Dorothy S Watts
Dorothy S. Watts, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Dorothy S. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a General Partner of Richard H. Watts Family Limited Partnership, the within named bargainor, a Tennessee limited partnership, and that she as such General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by herself as such General Partner.

Witness my hand and official seal this 2nd day of December, 2017.

Notary Public

My Commission Expires: 6-9-20

KELLYE WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires 6/9/2020
DAVIDSON COUNTY