Bill Garrett Davidson County
Batch# 57047 DEEDWARRSP
02/08/2018 02:44:41 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00

20180208-0012965

Prepared by and return to:

Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
Solley Family Partnership II LTD P.O. Box 1561 Decatur, AL 35602	SAME AS NEW OWNER	Map 106 Parcel 166.00

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, **MURFREESBORO ROAD RETAIL, LLC, a Tennessee limited liability company** (hereinafter, collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **SOLLEY FAMILY PARTNERSHIP II LTD** (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.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

Witness my hand this 1st day of January, 2018.

Murfreesboro Road Retail, LLC

By: _____
David Stremic, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **David Stremic**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Murfreesboro Road Retail, LLC, a Tennessee limited liability company, the within named bargainor, and that as the President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President of the company

Witness my hand and official seal, at office located in Nashville, Tennessee this 1st day of February, 2018.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

My Commission Expires: _____ Notary Public

Affidavit of Consideration

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $700,000.00, 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 1st day of February, 2018.

My Commission Expires: 09/22/2021

NOTARY PUBLIC

JADEN SKYE SUTLIFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-22-2021

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of 870 Murfreesboro Pike Property, of record as Instrument No. 20180124-0007346, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same Property conveyed to Murfreesboro Road Retail, LLC, a Tennessee limited liability company, by Special Warranty Deed from The McCullar Family Limited Partnership, a Tennessee Limited Partnership, filed for record on September 11, 2017 as Instrument No. 20170911-0092889, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

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

2. Easement of record in Book 3618, page 484; Book 3913, page 100; Book 3913, page 100, and in Book 4816, page 304 for Sanitary Sewers and or storm drainage, said Register's Office.

3. Deed to Metropolitan Davidson County for Water Mains of record in Book 4133, page 631, said Register's Office.

4 Deed to Metropolitan Davidson County for Sewer lines of record in Book 4842, page 185, said Register's Office.

5 Rights to maintain and operate Transmission lines granted to Southern Bell Telephone and Telegraph Company of record in Book 1066, page 395, said Register's Office.

6 Rights to claim of properties in Possession under any unrecorded lease agreements.

7 Easement for the Flow of waters on any creeks or streams running through the subject property and rights of the public therein.

8 Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams free from diminutions of pollution.