Bill Garrett Davidson County
Batch# 102093 DEEDWARRSP
06/07/2018 04:12:30 PM 6 pgs
Fees: $33.00 Taxes: $11,233.20
20180607-0054992

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Ronald Brown and Sharon Brown 828 Toyon Way Redwood City, CA 94062	Same	Map: 161-00-0-179.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **M&M NOLENSVILLE, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto **RONALD L. BROWN AND SHARON L. BROWN AS CO-TRUSTEES OF THE RONALD L. BROWN AND SHARON L. BROWN 2006 REVOCABLE TRUST AS AMENDED AND RESTATED** (the "Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 07 day of June, 2018.

M&M NOLENSVILLE, LLC,
a Tennessee limited liability company

By: _____
Russell F. Morris, III
Chief Manager/President

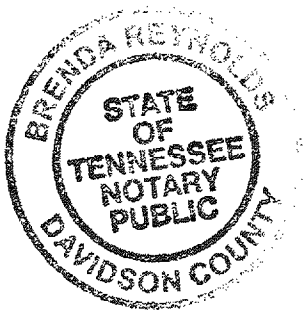
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Russell F. Morris, III, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager/President of M&M Nolensville, LLC, a Tennessee limited liability company, the within named bargainor, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 31 day of May, 2018.

_____
Notary Public

My Commission Expires:
3/10/19



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $3,036,000.

Heather Wood
Affiant

Sworn to and subscribed before me this 07 day of June, 2018.

Lisa Bracey-Farris
Notary Public

My Commission Expires: 09-26-2020

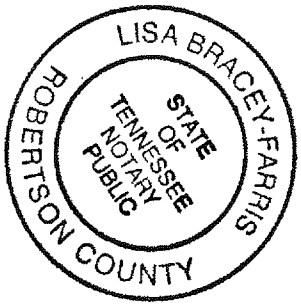


EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Brentwood East Commercial Park, as shown on plat of record in Plat Book 5200, Page 6, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of subject property.

Being the same property conveyed to M & M Nolensville, LLC, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20171219-0129201, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Current real estate taxes, a lien not yet due and payable.

2. Subject to all matters shown on Plat of record in Book 5200, Page 6, Register's Office of Davidson County, Tennessee.

3. Easement as set forth in Deed recorded in Book 5387, Page 274, Register's Office of Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180102-0000306, Register's Office of Davidson County, Tennessee.

5. Short Form Lease by and between M&M NOLENSVILLE, LLC, a Tennessee limited liability company, Lessor, and CHICK-FIL-A, INC., a Georgia corporation, Lessee, dated January 2, 2018, of record as Instrument No. 20180206-0011951, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

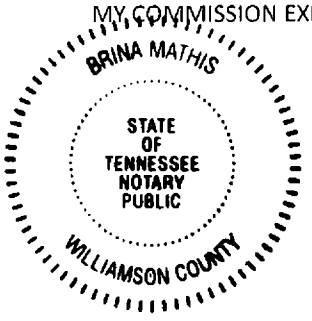
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).