Karen Y Johnson Davidson County
Batch# 150589 DEEDWARRSP
10/10/2018 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20181010-0100654

After Recording Return to:
First American Title Insurance Company
611 Commerce Street, Suite 3101
Nashville, TN 37203
Attention: Jodean King

Address of New Owner:	Map/Parcel	Send Tax Bills To:
MAGNOLIA WOODLAND, LLC c/o Magnolia Capital Investments, LLC 3817 Bedford Avenue, Suite 220 Nashville, Tennessee 37215	**083-090-212.00**	Same as New Owner
This Instrument Prepared by Linde H. Carley, Esq., Family Dollar Stores, Inc., P.O. Box 1017, Charlotte, NC 28201-1017		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDEDRATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FAMILY DOLLAR STORES OF TENNESSEE, INC.**, a Virginia corporation (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **MAGNOLIA WOODLAND, LLC**, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and/or assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit (the "Property"):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE OLD HOBSON LAND, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF WOODLAND STREET AND THE EASTERLY MARGIN OF SOUTH 10TH STREET; THENCE ALONG THE SOUTHERLY MARGIN OF WOODLAND STREET, N 61°13' E 163.53 FEET TO A POINT; THENCE LEAVING WOODLAND STREET S 4°50' W 220.19 FEET TO A POINT; THENCE N 85°02' W 136.47 FEET TO A POINT IN THE EASTERLY

STATE OF Virginia
~~COUNTY~~ City OF Chesapeake

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.

Deborah T. Miller
Affiant

Subscribed and sworn to before me this 8 day of October, 2018.

KELLY RENEE SEABOLD
NOTARY PUBLIC
REG. #7014986
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31, 2019

Kelly Renee Seabold
Notary Public
My Commission Expires: 8-31-2019

4828-3575-4870.2

MARGIN OF SOUTH 10TH STREET; THENCE WITH THE MARGIN OF THE SAME, N 4°58' E 129.34 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FAMILY DOLLAR STORES OF NASHVILLE, TENN., INC., A TENNESSEE CORPORATION, BY DEED FROM EXXON CORPORATION, A NEW JERSEY CORPORATION (SUCCESSOR BY MERGER TO HUMBLE OIL & REFINING COMPANY), OF RECORD IN BOOK 6713, PAGE 774, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property, that Grantor has a good and lawful right to sell and convey the same, and that said Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations and the lien of the current year's real estate taxes.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns, against the lawful claims and demands of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESSETH this 10 day of October, 2018.

GRANTOR:

FAMILY DOLLAR STORES OF TENNESSEE, INC.

By: Deborah E. Miller

Name: Deborah E. Miller

Title: **Vice President**

DEBORAH E. MILLER

Personally appeared before me, ~~Kelly Renee Seabold~~, a Notary Public for the ~~Mecklenburg County, North Carolina,~~ State of Virginia with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of FAMILY DOLLAR STORES OF TENNESSEE, INC., a Virginia corporation, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal this 8 day of October, 2018.

KELLY RENEE SEABOLD
NOTARY PUBLIC
REG. #7014986
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31, 2019

Kelly Renee Seabold
Notary Public
My Commission Expires: 8-31-2019

4828-3575-4870.2

True Copy Certification

I, Jay H. Smith, 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 Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith 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: 5/6/2019

Notary Seal:

