Karen Y Johnson Davidson County
Batch# 154400 DEEDWARRSP
10/26/2018 01:06:30 PM 5 pgs
Fees: $28.00 Taxes: $10,545.00
20181026-0106333

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
George E. (Bo) Sanford, II, Esq.
900 South Gay Street
Suite 2300
Knoxville, Tennessee 37902

* RESPONSIBLE TAXPAYER:
* The Venti Jr. Family Trust Dated 5/31/90
* FBO The Venti Jr., Family
* 2467 Vista Del Sol
* La Verne, CA 91750
Attn: Anthony J. Venti, Jr., Trustee

* OWNER:
* The Venti Jr. Family Trust Dated 5/31/90
* FBO The Venti Jr., Family
* 2467 Vista Del Sol
La Verne, CA 91750
* Attn: Anthony J. Venti, Jr., Trustee

* Source of Grantor's Title:
* Deed recorded as Instrument No. 20160708-0069959, in the Davidson County Register's Office

* Tax Parcel: 09609022600

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,850,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Margaret Mynd, Agent
Affiant

Subscribed and sworn to before me this 26th day of October, 2018.

Carmen R Ortt
Notary Public

My commission expires: 3-5-22

CARMEN R. ORTT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

THIS INDENTURE, made as of the 26th day of October, 2018, between **DILJAM, LLC**, a Tennessee limited liability company, ("Grantor") and **ANTHONY J. VENTI, JR., TRUSTEE OF THE VENTI JR. FAMILY TRUST DATED 5/31/90 F/B/O THE VENTI JR., FAMILY** ("Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, to-wit:

SITUATED in Davidson County, Tennessee, and being Lot 1, as shown on the map entitled Replat of Lot 1 in Final Plat of Whitland Crossing, recorded as Instrument No. 20160729-0078242, in the Davidson County Register's Office, to which map specific reference is hereby made for a more particular description.

BEING property conveyed to DilJam, LLC, a Tennessee limited liability company, by Special Warranty Deed from Donelson Spring, L.L.C., a Tennessee limited liability company, dated as of July 6, 2016, and recorded as Instrument No. 20160708-0069959, in the Davidson County Register's Office.

TO HAVE AND TO HOLD the Property to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor will forever warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise; and that such Property is free from all encumbrances except for those matters described on Exhibit A attached hereto.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. The terms "Grantor" and "Grantee" and any pronouns shall be read in the singular and plural number and in such gender as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this instrument the date first above written.

DILJAM, LLC, a Tennessee limited liability company

BY: _____
Darwin J. Walker, Sole Member

STATE OF New Jersey
COUNTY OF Gloucester

Before me, Barbara Hallion, of the State and County aforesaid, personally appeared Darwin J. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the sole Member of DILJAM, LLC, a Tennessee limited liability company, and that he as such sole Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as sole Member.

WITNESS my hand and seal at office in Woodbury, this 25 day of October, 2018.

_____
Notary Public

My commission expires: 03/07/2021

BARBARA A HALLION
Notary Public
State of New Jersey
My Commission Expires Mar 7, 2021

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 and subsequent years.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

3. Matters depicted or disclosed by maps recorded as Instrument Nos. 20060531-0063577 and 20160718-0078242, both in the Davidson County Register's Office.

4. Utility easement recorded as Instrument No. 20070920-0112733, in the Davidson County Register's Office.

5. Land and Building Lease Agreement as evidenced by Memorandum of Land and Building Lease Agreement dated July 8, 2016, and recorded as Instrument No. 20160708-0069960 in the Davidson County Register's Office.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded as Instrument No. 20160718-0073413 in the Davidson County Register's Office.

True Copy Certification

I, James E. Bondurant, 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.

James E. Bondurant
Signature

State of Tennessee

County of Knox

Personally appeared before me, Shelley Oaks, a notary public for this county and state, James E. Bondurant, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelley Oaks
Notary's Signature

My Commission Expires: 3-31-2021
Notary' Seal (if on paper)

