181-305

Mail

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Special Warranty Deed

Karen Y Johnson Davidson County
Batch# 158637 DEEDWARRSP
11/13/2018 02:22:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181113-0111790

BK: 7499 PG: 82-83
18043635

2 PGS:AL-DEED	
567959	
11/05/2018 - 10:20 AM	
BATCH	567959
MORTGAGE TAX	0.00
TRANSFER TAX	4625.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	4638.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Leslie McCollum
Affiant

Subscribed and sworn to before me, this the 1st day of November, 2018.

Notary Public

My commission expires:

SUSAN HARTVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Will Jones Properties, LLC	New Owner	
5145 Regent Dr		18600002600 (Davidson) 033082.03 (Williamson)
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BURKITT COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM JONES PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON AND WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson *and Williamson County, Tennessee, being Proposed Building-A on the Plan of Final Plat Burkitt Commons-Commercial of record in Plat Book P68, Page 14, in the Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Burkitt Commons, LLC by Special Warranty deed from Ruth Marie McFarlin of record in Instrument No. 20160421-0039016 Register's Office for Davidson County, Tennessee, dated April 19, 2016 and recorded on April 21, 2016. (Book 6726, Page 584 in Williamson County)

Being a portion of the same property conveyed to Burkitt Commons, LLC, a Tennessee limited liability company by Quitclaim deed from Newco-Burkitt, LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039021 Register's Office for Davidson County, Tennessee, dated April 21, 2016 and recorded on April 21, 2016. (Book 6726, Page 622 in Williamson County) ***

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

*** Also being part of the same property conveyed to Burkitt Commons, LLC by Special warranty Deed of record in Instrument No. 20160421-0039018, Register's Office for Davidson County and Book 6726, page 603, Register's Office for Williamson County, Tennessee.

The address of the herein described property is believed to be 7024 Nolensville Rd., Nolensville, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

GRANTOR SHALL HAVE THE OPTION TO REPURCHASE THE PROPERTY AT THE PRICE PAID BY GRANTEE FOR THE PROPERTY IF EITHER:

(A) WITHIN TWO (2) YEARS OF THE DATE OF THIS DEED, GRANTEE HAS NOT COMMENCED CONSTRUCTION OF IMPROVEMENTS ON THE PROPERTY, AS EVIDENCED BY ISSUANCE OF A BUILDING PERMIT; OR

(B) WITHIN THREE (3) YEARS OF THE DATE OF THIS DEED, GRANTEE HAS NOT SUBSTANTIALLY COMPLETED CONSTRUCTION OF ITS CONTEMPLATED IMPROVEMENTS AND OBTAINED A CERTIFICATE OF OCCUPANCY FOR SUCH IMPROVEMENTS.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s) but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of November, 2018.

Burkitt Commons, LLC

John McReynolds, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John McReynolds, 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 by Burkitt Commons, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 1st day of November, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021