Karen Y Johnson Davidson County
Batch# 163190 DEEDWARRSP
11/20/2018 04:09:30 PM 6 pgs
Fees: $33.00 Taxes: $2,590.00
20181120-0114412

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into effective as of November 14, 2018 ("***Effective Date***"), by and between **MT. VIEW MARKETPLACE, LLC**, a Tennessee limited liability company ("***Grantor***"), having an address of 85 Birchwood Lane, Crossville, TN 38555, and **CAMBRIDGE SOUTHEASTERN REAL ESTATE, LLC**, a Delaware limited liability company ("***Grantee***"), having an address of 8010 Stage Hills Blvd., Bartlett, TN 38133.

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration paid in hand by Grantee, the receipt and sufficiency of which are hereby acknowledged and agreed, does by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto Grantee that certain real estate situated in Davidson County, Tennessee, as more particularly described on Exhibit A, attached hereto, subject only to utility easements of record and real estate taxes for the year 2018 and thereafter, and those matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD, the same, together with all rights and appurtenances to the same belonging, unto Grantee and Grantee's successors and assigns forever. Grantor hereby covenants that Grantor and the successors and assigns of Grantor shall and will WARRANT AND DEFEND the title to the premises unto the said Grantee and to the successors and assigns of said Grantee forever, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

Property Address:
3550 Murfreesboro Pike, Antioch, TN 37013
Map/Parcel: 164-00-0-315.00

Instrument Prepared By and Upon Recording Return To:
Andrew P. Gulotta, Esq.
Armstrong Teasdale LLP
7700 Forsyth Blvd., Suite 1800
St. Louis, MO 63105

Grantee's Address and Mail Tax Bill To:
Cambridge Southeastern Real Estate, LLC
8010 Stage Hills Blvd.
Bartlett, TN 38133

[*Remainder of Page Intentionally Left Blank; Signature Page to Follow*]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the Effective Date.

GRANTOR:

MT. VIEW MARKETPLACE, LLC,
a Tennessee limited liability company

By: Kibo Holdings LLC, a Tennessee limited liability company, its Sole Member

By: Kibo LLC, a Tennessee limited liability company, its Sole Member

By: _____
Name: Seth Chadwell
Title: President

STATE OF Tennessee)
) ss.
COUNTY OF Davidson)

On this 30 day of October, 2018, before me, a Notary Public in and for said state, personally appeared Seth Chadwell, being the President of Kibo LLC, a Tennessee limited liability company, known to be the person who executed the foregoing instrument on behalf of said limited liability company by the authority of its members, s/he acknowledged to me that s/he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: Aug. 20, 2019

_____
Notary Public

MARCIA N. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TN)
) ss.
COUNTY OF Shelby)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

AFFIANT:

CAMBRIDGE SOUTHEASTERN REAL ESTATE, LLC, a Delaware limited liability company

By: _____
Name: Chris Taylor
Title: C.E.O.

Subscribed and sworn to before me, this 29 day of October, 2018.

My commission expires: 07-14-2019

_____
Notary Public

LAUREN PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 7-14-2019

EXHIBIT A TO SPECIAL WARRANTY DEED

Land in Davidson County, Tennessee, and being known as Lot 4, Revision to the Final Plat of Mt. View Marketplace, in Plat of record in Instrument No. 20090407-0031620, revising Instrument No. 20081016-0104155, in the Register's Office for Davidson County, Tennessee, and as follows:

Beginning at a found x-cut in the northeast line of Murfreesboro Pike (100' Public R.O.W.), said point being located 487.65 feet northwest of the tangent intersection of the northeast line of said Murfreesboro Pike and the west line of Pin Hook Road; thence north 39 degrees 38 minutes 19 seconds west with the northeast line of said Murfreesboro Pike, 214.00 feet to a found rebar; thence with the southwest boundary of Lot 5, Revision to the Final Plat of Mt. View Marketplace, in Plat of record in Instrument No. 20090407-0031620, the following calls: north 50 degrees 21 minutes 42 seconds east, 201.43 feet to a found rebar; south 39 degrees 38 minutes 19 seconds east, 214.00 feet to a found rebar; south 50 degrees 21 minutes 42 seconds west, 201.43 feet to the Point of Beginning and containing 43,106 square feet or 0.99 acres of land, more or less.

Being part of the same property conveyed to Mt. View Marketplace, LLC, a Tennessee limited liability company by Warranty Deed dated 11/21/2014 from DP Mountview Partners, LLC, a Tennessee limited liability company of record in Instrument 20141121-0107381, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

1. All matters as set forth per plat of record in Instrument 20081016-0104155, as amended in Instrument 20090407-0031620, Register's Office for Davidson County, Tennessee.

2. Declaration of Restrictions, Covenants and Conditions and Grant of Easements of record in Instrument 20090617-0056176, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenants of record in Instrument 20090617-0056178, Register's Office for Davidson County, Tennessee.

4. Access Easement Agreement of record in Instrument 20071221-0146599, as amended and restated of record in Instrument 20090617-0056173, Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 20080602-0055520, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewer of record in Instrument 20161205-0127507, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Julie Read, do hereby make oath that I am 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.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY