THIS INSTRUMENT PREPARED BY & RETURN TO:	Property Owner:	Property Address:	Mail Tax Bills To:	Tax Parcel No(s).:
Maygan Pokabla Baker Donelson Bearman Caldwell & Berkowitz PC 165 Madison Avenue; Suite 2000 Memphis, TN 38103	Mt. View Marketplace, LLC 85 Birchwood Lane Crossville, TN 38555	3556 Murfreesboro Pike Antioch, TN 37013	Mt. View Marketplace, LLC 85 Birchwood Lane Crossville, TN 38555	164-00-0-314.00

Karen Y Johnson Davidson County
Batch# 175143 **DEEDWARRSP**
12/18/2018 09:45:37 AM 5 pgs
Fees: $28.00 Taxes: $2,275.50

20181218-0122750

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 14 day of December, 2018, by and between **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, a national banking association whose address is 165 Madison Avenue, Memphis, TN 38103 (hereinafter referred to as "Grantor"), and **MT. VIEW MARKETPLACE, LLC**, a Tennessee limited liability company whose address is 85 Birchwood Lane, Crossville, TN 38555 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Antioch, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Subject to the permitted exceptions set out in Exhibit B hereto, Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: _____
Name: Stephen K. Bieber
Title: Senior Vice-President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Cheryl Bell, a Notary Public in and for the State and County aforesaid, personally appeared Stephen K. Bieber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Senior Vice-President of FIRST TENNESSEE BANK NATIONAL ASSOCIATION, the within named bargainor, a national banking association, and that he as such Senior Vice-President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as such Senior Vice-President.

WITNESS my hand and seal at office, on this the 14th day of December, 2018.

_____
Notary Public

My Commission Expires:
May 10, 2020

CHERYL BELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES MAY 10, 2020

4837-9446-5920
2100000-B12830

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Six Hundred Fifteen Thousand and 00/100 Dollars ($615,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17 day of December, 2018.

Notary Public

RHONDA S. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

My Commission Expires: 3/9/22

4837-9446-5920
2100000-B12830

EXHIBIT A
TO SPECIAL WARRANTY DEED

Legal Description

Land in Davidson County, Tennessee, being Lot(s) No. 3 as shown on the map entitled Final Plat of Mt. View Marketplace, of record as Instrument No. 20081016-0104155, Register's Office for Davidson County, Tennessee, as amended by Revision to the Final Plat of Mt. View Marketplace of record as Instrument No. 20090407-0031620, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Together with the beneficial rights to a 40' cross access easement as shown on the plat of record as Instrument No. 20081016-0104155, said Register's Office.

Together with the beneficial rights to various appurtenant easements set forth in the declaration of record as Instrument No. 20090617-0056176, said Register's Office.

Being the same property conveyed by Special Warranty Deed from PGM-Mt. View, LLC to First Tennessee Bank National Association, dated June 12, 2009 and recorded as Instrument No. 20090617-0056177, Register's Office of Davidson County, Tennessee.

EXHIBIT B
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Any matters which an accurate and complete survey of the Real Estate would disclose.

3. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.

4. 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.

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

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

7. Access Easement Agreement of record in Instrument 20071221-0146599, as amended and restated of record in Instrument 20090617-0056173.

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

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

10. Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 20080602-0055565 and Instrument 20090930-0090728, Register's Office for Davidson County, Tennessee.

11. Conveyance for Easement of record in Instrument 20090518-0045431, Register's Office for Davidson County, Tennessee.

12. Memorandum of Lease of record at Instrument No. 20070622-0074844, and amended as Instrument No. 20080929-0098615, Instrument No. 20090617-0056175, and Instrument No. 20090901-0082076, Register's Office for Davidson County, Tennessee.