Special Warranty Deed

Karen Johnson Davidson County
Batch# 186181 DEEDWARRSP
01/18/2019 03:27:24 PM 11 pgs
Fees: $58.00 Taxes: $16,845.54

20190118-0005583

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,552,850.00.

Affiant

Subscribed and sworn to before me, this the 4th day of January, 2019.

Notary Public

My commission expires: 5-3-21

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:
Burkitt Commons II, LLC		
9019 Overlook Blvd, Suite C-2	NEIL OLNER	18600002100 (Davidson) 033 08200 (Williamson)
Brentwood, TN 37027		

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, **RUTH MARIE MCFARLIN, NEAL LEE JENNINGS, JR., TERRI ELLEN JENNINGS STANLEY, JAMES N. MCFARLIN, JR. AND DONNA RENATA DOBSON, INDIVIDUALLY, AND JAMES N. MCFARLIN, JR., AND DONNA RENATA DOBSON, CO-TRUSTEES OF THE JAMES N. MCFARLIN FAMILY TRUST, AND JAMES N. MCFARLIN AND DONNA RENATA DOBSON, CO-TRUSTEES OF THE JAMES N. MCFARLIN MARITAL TRUST, AND DEBORAH ANN HOLMES WALLACE, TRUSTEE OF THE HOLMES FAMILY TURST, DATED JULY 23, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BURKITT COMMONS II, 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 WILLIAMSON & DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the following property located in Davidson and Williamson County, Tennessee:

Situated in the 17th Civil District of Williamson County and the 31st Council District of Davidson County, being the James N. McFarlin Family Trust property, Book 6344, Page 970, recorded in the Register's Office of Williamson County, Tennessee (ROWCT), also described in Instrument Number 20141229-0118401, recorded in the Register's Office of Davidson County, Tennessee (RODCT) and more particularly described as follows:

Beginning at an iron pin found in the easterly margin of Nolensville Pike (SR 11), existing 70 foot wide public right-of-way, said iron pin being a common corner with Burkitt Place, Phase 1A, Plat Book 44, Page 34 (ROWCT) and Instrument Number 20060315-0029572 (RODCT); thence with said margin of said Nolensville Pike North 21 deg 53' 40" West a distance of 703.67 feet to an iron pin set; thence leaving said margin of said Nolensville Pike and with the line of Burkitt Commons, LLC, Plat Book 68, Page 14 and Book 6726, Page 584 (ROWCT) the following eight (8) courses and distances: 1) thence North 87 deg 43' 50" East a distance of 22.14 feet to a point; thence 2) North 87 deg 43'50" East a

distance of 14.57 feet to a point; thence 3) North 79 deg 58'18" East a distance of 31.01 feet to a point; thence 4) North 69 deg 41'42" East a distance of 68.12 feet to a point; thence 5) North 55 deg 25'50" East a distance of 76.62 feet to a point; thence 6) North 78 deg 45'00" East a distance of 27.86 feet to a point; thence 7) North 58 deg 36'29" East a distance of 81.90 feet to a point; thence 8) North 43 deg 14'00" East a distance of 120.61 feet to a point in the line of Regent Homes, LLC, Instrument Number 20180119-006002 (RODCT); thence with the line of said Regent Homes, LLC the following ten (10) courses and distances: 1) North 54 deg 51'44" East crossing the county line into Davidson County, Tennessee, a distance of 102.74 feet to a point; thence 2) South 65 deg 06'18" East a distance of 22.68 feet to a point; thence 3) North 65 deg 43' 14" East a distance of 17.72 feet to a point; thence 4) North 30 deg 44' 18" East a distance of 37.74 feet to a point; thence 5) North 44 deg 05' 40" East a distance of 90.08 feet to a point; thence 6) North 66 deg 50' 38" East a distance of 30.91 feet t oa point; thence 7) South 66 deg 15' 53" East a distance of 28.57 feet to a point; thence 8) North 89 deg 37' 33" East a distance of 34.76 feet to a point; thence 9) North 73 deg 43' 50" East a distance of 17.79 feet to a point; thence 10) North 89 deg 47' 42" East a distance of 28.60 feet to a point in the line of said Burkitt Place, Phase 1A; thence with the line of said Burkitt Place, Phase 1A the following eleven (11) courses and distances: 1) South 21 deg 49'54" East a distance of 25.00 feet to an iron pin set (a witness corner); thence 2) South 21 deg 49'54" East a distance of 320.13' to an iron pin set (witness monument set on line at intersection with Williamson/Davidson County line); thence 3); South 21 deg 49'54" East a distance of 846.97 feet to an iron pin found; thence 4) with a curve turning to the right, a radius of 290.00 feet, an arc length of 155.74 feet, a chord bearing of South 80 deg 46"43" West, and a chord length of 153.88 feet to an iron pin found; thence 5) North 83 deg 50'09" West a distance of 316.70 feet to a point; thence 6) North 06 deg 09'08" East a distance of 5.00 feet to a point; thence 7) North 83 deg 50' 09" West a distance of 223.65 feet to a point; thence 8) with a curve turning to the left, a radius of 365.00 feet, an arc length of 83.46 feet, a chord bearing of South 89 deg 36' 47" West, and a chord length of 83.28 feet to a point, thence 9) South 83 deg 03'43" West a distance of 49.23 feet to a point; thence 10) North 36 deg 46'06" West a distance of 77.62 feet to a point; thence 11) South 68 deg 09'19" West a distance of 27.47 feet to which is the Point of Beginning, having an area of 18.012 acres (784589 square feet) more or less.

Being a portion of the same property conveyed to James N. McFarlin, William T. McFarlin, Ellen M. Jennings, Ruth Marie McFarlin and Mary L. Holmes by Quitclaim deed from James M. McFarlin and William T. McFarlin, Executors of the Estate of Evie E. McFarlin of record in Book 10253, page 883 Register's Office for Williamson County, Tennessee, dated October 23, 1996 and recorded on November 7, 1996.

Ellen M. Jennings died testate on or about November 5, 2005. She devised her 20% undivided interest in said property to her children, Neal Lee Jennings, Jr. and Terri Ellen Jennings Stanley by Will of record in Docket No. 06P14 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

James N. McFarlin died testate on or about May 16, 2010. Pursuant to the terms of his will of record in Docket No. 10P1105 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), said property is to be administered as part of a probate estate. James N. McFarlin, Jr. and Donna Renata Dobson, Co-Executors of the Estate of James N. McFarlin have conveyed his 20% undivided interest to James N. McFarlin, Jr. and Donna Renata Dobson, and their successors in trust, as Co-Trustees of the James N. McFarlin Revocable Trust Dated May 17, 2006, by Executor's Deed of record in Book 5315, page 945, Register's Office for Williamson County, Tennessee, and in Instrument No. 20110517-0037847, Register's Office for Davidson County, Tennessee, Dated May 16, 2011.

James N. McFarlin, Jr. and Donna Renata Dobson, Co-Trustees of the James N. McFarlin Revocable Trust Dated May 17, 2006, have since conveyed said 20% undivided interest in said property to James N. McFarlin, Jr. and Donna Renata Dobson, and their successors in Trust, as Co-Trustees of the James N. McFarlin Family Trust as to a 3.876% undivided interest and James N. McFarlin, Jr. and Donna Renata Dobson and

their successors in Trust, as Co-Trustees of the James N.McFarlin Tennessee Marital Trust as to a 16.124% undivided interest by Quitclaim Deed of record in Book 5322, page 845, Register's Office for Williamson County, Tennessee, and in Instrument No. 20110531-0041347, Register's Office for Davidson County, Tennessee, dated May 16, 2011.

William T. McFarlin died testate on or about March 19, 2014. Pursuant to the terms of his will of record in Docket No. 14P711 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), James N. McFarlin, Jr., Executor of the Estate of William T. McFarlin has conveyed his 20% undivided interest in said property to Mary Lou Holmes a 6.666% undivided interest, James N. McFarlin, Jr. a 3.333% undivided interest, Donna Renata Dobson, a 3.333% undivided interest, Neal Lee Jennings, Jr. a 3.334% undivided interest and Terri Jennings Stanley, a 3.334% undivided interest by Executor's Deed of record in Book 6344, Page 970, Register's Office for Williamson County, Tennessee, and in Instrument No. 20141229-0118401, Register's Office for Davidson County, Tennessee, dated December 18, 2014.

Mary Lou Holmes, by and through her attorney-in-fact, Deborah Ann Holmes Wallach, has since conveyed said 26.666% undivided interest in said property to Deborah Ann Holmes Wallach, Trustee of the Holmes Family Trust dated July 23, 2018, as to a 26.666% undivided interest by Quitclaim Deed of record in Book 7455, page 906, Register's Office for Williamson County, Tennessee, and in Instrument No. 20180906-0088243, Register's Office for Davidson County, Tennessee, dated August 28, 2018.

This conveyance is subject to subsequent years taxes and the following restrictions, easements and planning documents of record, but no others:

1. Easement for Drainage Facility of record in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee.
2. Easement for Contribution Agreement of record in Book 3657, Page 344, in the Register's Office for Williamson County, Tennessee and in Instrument No. 20050816-0096915, Register's County for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water mains, Pumps and Appurtenances of record in Book 3678, Page 723, in the Register's Office for Williamson County, Tennessee and in Instrument No. 20050908-0108101,
4. Title to that portion of the premises embraced withing the bounds of any graves or graveyards, with all rights of ingress and egress thereto of record in Book 112, Page 184, in the Register's Office for Williamson County, Tennessee.

The address of the herein described property is believed to be Nolensville Road at Burkitt Place Drive, Nolensville, TN 37135, 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.

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 further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, 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.

Grantors warrant that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2018.

Ruth Marie McFarlin by Mary Ann Gregory POA
Ruth Marie McFarlin
By: Mary Ann Gregory, Attorney in Fact, pursuant to a power of attorney of record in Book 6630, Page 613, Register's Office for Williamson County, Tennessee and of record in Instrument No. 20160223-0016986, Register's Office for Davidson County, Tennessee

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Ann Gregory, Attorney in Fact for Ruth Marie McFarlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018

Barbara L. Johnson
Notary Public

BARBARA L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires Apr. 20, 2019

April 20, 2019
My Commission Expires:

[signatures continue on following page]

Neal Lee Jennings, Jr.

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 Neal Lee Jennings, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

[signatures continue on following page]

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

Terri Ellen Jennings Stanley

STATE OF Georgia
COUNTY OF Cherokee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terri Ellen Jennings Stanley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29th day of December, 2018.

CHRIS VADNAIS
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires July 4, 2022

My Commission Expires:

Notary Public

[signatures continue on following page]

James N. McFarlin, Jr.

STATE OF Tennessee
COUNTY OF Davidson

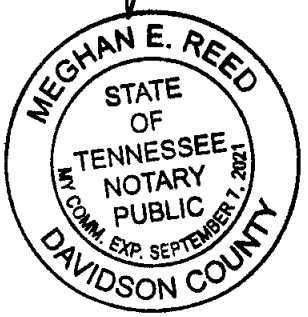
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James N. McFarlin, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

[signatures continue on following page]



Donna R. McFarlin FKA Donna Renata Dobson

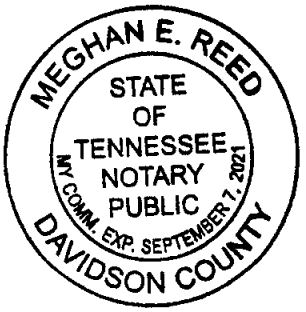
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donna R. McFarlin FKA Donna Renata Dobson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021



[signatures continue on following page]

James N. McFarlin Family Trust

James N. McFarlin, Jr., Trustee

Donna Renata Dobson, Trustee

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 James N. McFarlin, Jr., Trustee of the James N. McFarlin Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

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 Donna Renata Dobson, Trustee of the James N. McFarlin Family Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

[signatures continue on following page]

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

James N. McFarlin Tennessee Marital Trust

James N. McFarlin, Jr., Trustee

Donna Renata Dobson, Trustee

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 James N. McFarlin, Jr., Trustee of the James N. McFarlin Tennessee Marital Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

MEGHAN E. REED STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPTEMBER 7, 2021 DAVIDSON COUNTY

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 Donna Renata Dobson, Trustee of the James N. McFarlin Tennessee Marital Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Meghan E. Reed
Notary Public

My Commission Expires: 9/7/2021

[signatures continue on following page]

MEGHAN E. REED STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPTEMBER 7, 2021 DAVIDSON COUNTY

Holmes Family Trust, dated July 23, 2018

Deborah Ann Holmes Wallach, Trustee

Deborah Ann Holmes Wallach, Trustee

STATE OF Missouri
COUNTY OF St Louis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah Ann Holmes Wallach, Trustee of the Holmes Family Trust, dated July 23,2018 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of December, 2018.

Lisa A. Cook

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

LISA A. COOK
My Commission Expires
January 26, 2020
Franklin County
Commission #16492627

Notary Public

My Commission Expires: 1/26/2020