Karen Johnson Davidson County
Batch# 197780 DEEDWARRSP
02/21/2019 03:46:10 PM 6 pgs
Fees: $33.00 Taxes: $37,925.00
20190221-0016000

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC (TIB)
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map and Parcel
Blueroad Fontanel, LLC	Owner	No. 049-00-0-140.00
180 North Stetson, Ste. 2880		
Chicago, IL 60601		

****

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 10,250,000.00.

Affiant

Subscribed and sworn to before me this 20 day of February, 2019.

Notary Public

My Commission Expires: _____

CONNIE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

****

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dale C. Morris, married ("Grantor") by these presents does hereby grant, transfer and convey to Blueroad Fontanel, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly identified as follows, to wit:

See Tract No. 1 on Exhibit A attached hereto

This conveyance is subject to all health, planning and zoning ordinances of Metropolitan Nashville, Davidson County, Tennessee and the real property taxes for 2019 and subsequent years, the obligation for payment of which taxes is assumed by the Grantee, and all matters of record in the Register's Office for Davidson County, Tennessee, including, but not limited to those matters set forth on Exhibit B attached hereto and incorporated herein.

This is improved property known as 4225 Whites Creek Pike, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with the Grantee that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind himself, and his heirs, successors and assigns to warrant and forever defend the title to said real property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor.

Earline Morris joins herein for the sole purpose of conveying and quitclaiming to the Grantee all right, title and interest she may have in and to the property herein conveyed by virtue of her marriage to Dale C. Morris or otherwise.

IN WITNESS WHEREOF this instrument is executed on this the 18 day of February, 2019.

GRANTOR

Dale C. Morris

Earline Morris

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale C. Morris and wife, Earline Morris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of February, 2019.

Rosemarie Contino
Notary Public

My Commission Expires: 6/22/2021

NOTARY PUBLIC STATE OF FLORIDA
ROSEMARIE CONTINO
Commission # GG 106498
Expires June 22, 2021
Bonded Thru Budget Notary Services

EXHIBIT A
Tract No. 1

MAP 49, PARCEL 140.01

Property situated in the White's Creek, Davidson County, Tennessee, being shown on Tax Map 049, as Parcel 140.00. Said property being bounded on the North by Charles H. Holloway and wife, Mary K. Holloway, and Helen B. Huff, on the South by Raymond G. Ray, Three Beans, LLC, Historic Cedarwood, LLC, Jing-Qi Mei and wife, Xuhan Zhang, and Fontanel Properties, LLC, on the West by Fontanel Properties, LLC, and the East by Michael L. Shular, Trustee and being more particularly described as follows.

Commencing at an iron rod set on the East right-of-way of Whites Creek Pike, said iron rod being the Southwest corner of a called 141.50 acre tract of land, in the name of Fontanel Properties, LLC, recorded in Instrument No. 20020621-0075107, Register's Office, Davidson County, Tennessee (R.O.D.C.TN.), and at the Northwest corner of "Lot 9" of the Tollgate Two Subdivision, recorded in Plat Instrument No. 20000502-0043728 (R.O.D.C.TN.), Thence, South 77°56'52" East, a distance of 556.84 feet to an iron rod set on the North line of said "Lot 9", and at the Southeast corner of said Fontanel Properties, LLC to the Point of Beginning (P.O.B., N:700645.08, E:1724322.49);

Thence, along the West line of said Fontanel Properties, LLC tract the following calls, North 02°22'58" East, a distance of 190.87 feet;

Thence, North 06°42'25" West, a distance of 210.26 feet;

Thence, North 14°09'17" East, a distance of 359.72 feet;

Thence, North 09°54'16" East, a distance of 338.23 feet;

Thence, North 16°33'24" East, a distance of 212.60 feet to the Southwest corner of a called 14.7 acre tract of land, in the name of Charles H. Holloway and wife, Mary K. Holloway, recorded in Instrument No. 20050110-0003816 (R.O.D.C.TN.);

Thence, along the South line of said Holloway tract the following calls, South 79°20'27" East, a distance of 120.10 feet to an iron rod;

Thence, South 65°58'57" East, a distance of 202.62 feet to an iron rod found;

Thence, South 66°16'20" East, a distance of 127.84 feet to an iron rod found;

Thence, South 66°19'27" East, a distance of 391.32 feet to a stone found;

Thence, continuing with the South line of said Holloway tract, South 66°05'37" East, a distance of 1,917.72 feet to an iron rod found at the Southeast corner of a tract of land, in the name of Charles H. Holloway and wife, Mary K. Holloway, recorded in Instrument No. 20030915-0134747 (R.O.D.C.TN.);

Thence, along the East line of said Holloway tract, North 06°54'07" East, a distance of 664.52 feet to a stone found at the Northeast corner of said Holloway tract, and on the South line of a called 24.33 acre tract of land, in the name of Helen B. Huff, recorded in Deed Book 9326, Page 618 (R.O.D.C.TN.);

Thence, along the South line of said Huff tract the following calls, South 67°54'42" East, a distance of 979.31 feet to an iron rod found;

Thence, North 10°50'13" East, a distance of 180.51 feet to an iron rod found;

Thence, South 79°26'32" East, a distance of 122.68 feet to an iron rod found;

Thence, leaving the South line of said Huff tract and along the West line of a called 229.555 acres tract of land, in the name of Michael L. Shular, Trustee for Whites Creek Development, recorded in Instrument No. 20060503-0051544 (R.O.D.C.TN.); South 08°03'38" West, a distance of 2,026.03 feet to an iron rod found on the West line of said Shular tract, and at an exterior corner of a tract of land, in the name of Raymond G. Ray, recorded in Deed Book 9892, Page 148 (R.O.D.C.TN.);

Thence, along the Northeast line of said Ray tract. North 58°19'56" West, a distance of 327.96 feet to an iron rod found at an interior corner of a called 40.126 acre tract of land, in the name of Historic Cedarwood, LLC, recorded in Instrument No. 20110503-0033782 (R.O.D.C.TN.);

Thence, along the Northeast line of said Historic Cedarwood, LLC tract the following calls, South 79°52'39" West, a distance of 312.56 feet to an iron rod found;

Thence, North 79°57'48" West, a distance of 530.48 feet to an iron rod found;

Thence, North 59°10'42" West, a distance of 397.14 feet to an iron rod found at the North corner of said Historic Cedarwood, LLC tract, and at the East corner of a called 24.8 acre tract of land, in the name of Jing-qi Mei and wife, Xuhan Zhang, recorded in Instrument No. 20140115-0004207 (R.O.D.C.TN.);

Thence, along the Northeast line of said Mei tract, North 59°08'13" West, a distance of 90.67 feet to an iron rod found;

Thence, continuing with the Northeast line of said Mei tract, North 03°06'33" West, a distance of 593.95 feet to an iron rod found at the North corner of said Mei tract, and at

the Northeast corner of a called 47.34 acre tract of land, in the name of Fontanel Properties, LLC, recorded in Instrument No. 20160816-0085516 (R.O.D.C.TN.);

Thence, along the North line of said Fontanel Properties, LLC tract, North 82°01'56" West, a distance of 1,634.36 feet to an iron rod found;

Thence, continuing with the North line of said Fontanel Properties, LLC tract, North 77°56'52" West, passing the Northeast corner of the aforementioned "Lot 9" of the Tollgate Two Subdivision at 359.21 feet in total 409.46 feet to the Point of Beginning containing 5,081,397 square feet or 116.65 acres.

Being the same property conveyed to DALE MORRIS, by deed from FONTANEL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20160218-0015590, dated February 17, 2016, said Register's Office.

The above is a new description being land in Whites Creek, Davidson County, Tennessee, according to a survey by Bennie O. Wheeler, Tenn. RLS No. 1546, dated March 23, 2018, for Energy Land and Infrastructure (ELI File No. 18-11-6004).

EXHIBIT B
TO SPECIAL WARRANTY DEED OF
DALE MORRIS TO
BLUEROAD FONTANEL, LLC

1. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6994, page 857 and Book 7397, page 950 said Register's Office.

2. Easements for the flow of the water in Whites Creek and the rights of the public thereon.

3. Rights of upper and lower riparin owners to the flow of the water of Whites Creek free from dimunition or pollution.

4. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Whites Creek.

5. Declaration of Restrictive and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20121016-0094498, 20161031-0114712, and 20171113-0115969 said Register's Office.

6. Easement for Conservation Greenway of record as Instrument 20130822-008880 said Register's Office.

7. All matters shown on the Plat of Survey by Bennie O. Wheeler, Tenn. RLS No. 1546 with Energy Land & Infrastructure dated March 23, 2018, and designated ELI File No. 18-11-6004.

8. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et. seq.