Karen Johnson Davidson County
Batch# 197780 DEEDWARRSP
02/21/2019 03:46:10 PM 5 pgs
Fees: $28.00 Taxes: $5,550.00

20190221-0016002

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

SPECIAL WARRANTY DEED

****

Address New Owner:
Blueroad Fontanel, LLC
180 North Stetson, Ste. 2880
Chicago, IL 60601

Send Tax Bills To:
Owner

Map and Parcel
No. 040-00-0-093.00

****

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 $1,500,000.00.

Affiant

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

Notary Public

My Commission Expires: _____

CONNIE CANTRELL
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, Font EAT, LLC, a Tennessee limited liability company ("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. 4 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.

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.

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

GRANTOR:

Font EAT, LLC, a Tennessee
limited liability company

By: Fontanel Properties, LLC, a Tennessee
limited liability company, Sole Member

By: _____
Dale C. Morris, Sole Member

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 with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Sole Member of Fontanel Properties, LLC, which is the Sole Member of Font EAT, LLC, the Bargainor, and as such member being authorized to do so the foregoing instrument was executed on behalf of the Bargainor for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: 6/22/2021

ROSEMARIE CONTINO
Commission # GG 108498
Expires June 22, 2021
Bonded Thru Budget Notary Services

EXHIBIT A
Tract 4

MAP 40, PARCEL 093.00

Property situated in the White's Creek, Davidson County, Tennessee, being shown on Tax Map 040, as Parcel 093.00. Said property being bounded on the North by Knight Drive, on the South by Fontanel Properties, LLC, on the West by Whites Creek Pike, and the East by Justin Lane, and wife Megan Lane, and also Lynn Johnson and wife, Judith H. Johnson and being more particularly described as follows.

Beginning at an iron rod found on the East right-of-way of Whites Creek Pike, said Point of Beginning (P.O.B., N:702507.01, E:1723677.10) being the Northwest corner of a called 5.48 acre tract of land, in the name Fontanel Properties, LLC, recorded in Instrument No. 20160816-0085500, Register's Office, Davidson County, Tennessee (R.O.D.C.TN.);

Thence, continuing with the right-of-way of Whites Creek Pike, North 05°16'50" West, a distance of 241.56 feet to an iron rod found;

Thence, continuing with the right-of-way of Whites Creek Pike, with a curve to the right, having a radius of 9,032.02 feet, an arc length of 581.16 feet, and a chord bearing and distance of North 03°26'14" West, 581.06 feet, to an iron rod found;

Thence, continuing with the right-of-way of Whites Creek Pike, North 01°35'50" West, a distance of 499.69 feet to an iron rod found on the East right-of-way of Whites Creek Pike, and on the South right-of-way of Knight Drive;

Thence, continuing with the right-of-way of Knight Drive, South 81°49'32" East, a distance of 212.93 feet to an iron rod found;

Thence, continuing with the right-of-way of Knight Drive, with a curve to the right, having a radius of 470.08 feet, an arc length of 365.29 feet, and a chord bearing and distance of South 59°08'56" East, 356.17 feet to an iron rod found;

Thence, continuing with the right-of-way of Knight Drive, South 36°06'52" West, a distance of 212.91 feet to an iron rod found;

Thence, continuing with the right-of-way of Knight Drive, South 53°06'52" West, a distance of 15.00 feet to an iron rod found;

Thence, continuing with the right-of-way of Knight Drive, South 36°53'05" East, a distance of 117.93 feet to an iron rod found;

Thence, continuing with the right-of-way of Knight Drive, with a curve to the left, having a radius of 500.02, an arc length of 170.69 feet, and a chord bearing and distance of South 46°29'57" East, 169.87 feet to an iron rod found;

Thence, continuing with the right-of-way of Knight Drive, with a curve to the left, having a radius of 422.25 feet, an arc length of 231.46 feet, and a chord bearing and distance of South 67°02'41" East, 228.57 feet to an iron rod found on the South right-of-way of Knights Drive, and at the Northwest corner of a called 1.23 acre tract of land, in the name of Lynn Johnson and wife, Judith H. Johnson, recorded in Instrument No. 20110920-0072904 (R.O.D.C.TN.);

Thence, leaving said Knight Drive and continuing with the Johnson line, South 24°27'37" East, a distance of 189.75 feet to an iron rod found at the Southwest corner of said Johnson tract, and the Northwest corner of a called 24.9 acre tract of land, in the name of Justin Lane and wife, Megan Lane, recorded in Instrument No. 20110920-0072904 (R.O.D.C.TN.);

Thence, continuing with the Lane line, South 17°52'10" West, a distance of 508.00 feet to an iron rod found;

Thence, continuing with the Lane line, South 05°09'10" West, a distance of 218.55 feet to an iron found at the Southwest corner of said Lane tract, at the Northwest 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.), and at the Northeast corner of a called 5.48 acre tract of land, in the name of Fontanel Properties, LLC, recorded in Instrument No. 20160816-0085500 (R.O.D.C.TN.);

Thence, continuing with the Fontanel Properties line, North 48°49'51" West, a distance of 136.05 feet to an iron rod found;

Thence, continuing with the Fontanel Properties line, North 78°25'50" West, a distance of 782.35 feet, to the Point of Beginning (P.O.B.) containing 25.80 acres.

Being the same property conveyed to FONT EAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LINDA T. JARRETT, of record as Instrument No. 20160816-0085512, dated August 12, 2016, said Register's Office.

The above is a new description 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
FONT EAT, LLC TO
BLUEROAD FONTANEL, LLC

1. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5141, page 753 and Book 7614, page 51 and Book 8259, page 192 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. 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.

7. 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.