Prepared by and return to:

Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 199979 DEEDWARRSP
02/27/2019 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20190227-0017904

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
Solley Family Limited Partnership II, LTD. 2007 Katie Drive Decatur, AL 35603	SAME AS NEW OWNER	**Map 106** **Parcel 166.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **MURFREESBORO ROAD RETAIL, LLC, a Tennessee limited liability company** (hereinafter, collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **SOLLEY FAMILY PARTNERSHIP II, LTD.** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

Witness my hand this 27th day of February, 2019.

Murfreesboro Road Retail, LLC

By: _____
David Stremic, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **David Stremic** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Murfreesboro Road Retail, LLC, a Tennessee limited liability company, the within named bargainor, and that as the Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Sole Member of the company

Witness my hand and official seal, at office located in Nashville, Tennessee this 27th day of February, 2019.

My Commission Expires: _____ Notary Public

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

Affidavit of Consideration

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $825,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 27th day of February, 2019.

My Commission Expires: _____ NOTARY PUBLIC

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of 870 Murfreesboro Pike Property, of record in Instrument No. 20180124-0007346, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Murfreesboro Road Retail, LLC, a Tennessee Limited Liability Company by Deed dated September 8, 2017 from The McCullar Family Limited Partnership, recorded September 11, 2017, in Instrument Number 20170911-0092889, in the Official Records of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year(s) 2019 and subsequent years, plus any penalties and interest which may accrue.

2. All matters as set out on the Plat of 870 Murfreesboro Pike Property of record in Instrument No. 20180124-0007346, Register's Office for Davidson County, Tennessee.

3. Rights to maintain and operate transmission lines granted to Southern Bell Telephone and Telegraph Company of record in Book 1066, page 395, said Register's Office.

4. Sanitary Sewer and/or Storm Drainage Easement of record in Book 3618, page 484; Book 3913, page 100 and Book 4816, page 304, said Register's Office.

5. Deed to Metropolitan Davidson County for Water Mains of record in Book 4133, page 631, said Register's Office.

6. Deed to Metropolitan Davidson County for Sewer Lines of record in Book 4156, page 366 and Book 4842, page 185, said Register's Office.

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or 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.

Signer's Name

Robert L Scr

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 7, 2020