RETURN TO:

Robert D. Williams. P.C.
7000 Central Pkwy., Ste. 1430
Atlanta, GA 30328

OWNER/RESPONSIBLE TAXPAYER:
Lifetime Holdings Group TN LLC
931 Robinson Rd
Old Hickory TN 37138
Tax ID No. 044-035.00

THIS INSTRUMENT PREPARED BY:
CROLEY, DAVIDSON & HUIE, PLLC
800 South Gay Street, Suite 1700
Knoxville, TN 37929
File No. 182367 (JLM)

SPECIAL WARRANTY DEED

THIS INDENTURE made as of this 19 day of April, 2019, between **DWC Nashville, LLC, a Tennessee limited liability company**, First Party, and **LIFETIME HOLDINGS GROUP TN LLC., a Tennessee limited liability company**, Second Party:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

Land situated in the 11th Councilmanic District of Davidson County, Tennessee, being Lot No. 1 on the Plat of Dunlap & Kyle's Subdivision of Parcel 35 on Tax Map 44, of record at Instrument No. 200307300107654, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

TOGETHER WITH a permanent, non-exclusive right-of-way and easement for ingress, egress and regress to and from Robinson Road over, upon and across certain land which adjoins the southeasterly boundary of the above described Lot No. 1, as shown on said Plat, subject to all of the terms and conditions of that certain Warranty Deed of record in Book 6274, Page 436 and Easement Agreement of record in Book 8421, Page 436 in said Register's Office.

Being the same property conveyed to DWC Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Dunlap and Kyle Tire Company, Inc., a Tennessee corporation, dated September 22, 2016 and recorded as Instrument No. 20160928-0102128, in the Davidson County Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple, subject to the Permitted Exceptions (defined below).

This conveyance is made subject to 2019 taxes, payment of which shall be assumed by the Second Party, and the matters set forth on **Exhibit "A"** attached hereto and made a part hereof (the "Permitted Exceptions").

Karen Johnson Davidson County
Batch# 220781 **DEEDWARRSP**
04/23/2019 10:24:05 AM 3 pgs
Fees: $18.00 Taxes: $15,170.00

20190423-0037147

First Party covenants that it is lawfully seized in fee simple of the premises, subject to the Permitted Exceptions, and that it has a good and lawful right to sell and convey the same. First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

DWC NASHVILLE, LLC, a Tennessee limited liability company

By: _____
Leslie D. Mirts, Manager

STATE OF Tennessee
COUNTY OF Knox

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared **LESLIE D. MIRTS**, 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 Manager of **DWC NASHVILLE, LLC**, the within-named bargainor, a Tennessee Limited Liability Company, and that he, as such Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such Manager.

WITNESS my hand and seal at office on this the 16 day of April, 2019.

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY CATHERINE A. FRENCH

My Commission Expires: 10-30-2022

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $4,100,000.00.

_____
Affiant

Subscribed and sworn to before me this 19 day of April, 2019.

_____
Notary Public

My Commission Expires: _____

ROBERT D. WILLIAMS NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA MAY 13, 2019

EXHIBIT "A"
PERMITTED EXCEPTIONS

1. Subdivision restrictions, building lines and easements of record in Instrument No. 20030730-0107654, in the Register's Office of Davidson County, Tennessee, as shown on survey by Volunteer Land Surveying Services dated June 28, 2016, last revised September 6, 2016, as Job No. 98083.

2. Private roadway, sewer and septic tank, and drainage easements of record in Book 6274, Page 436, as modified by Septic/Sewer Agreement and Easement in Book 8439, Page 213, and in Book 6392, Page 453, in the Davidson County Register's Office, and as shown on aforesaid survey.

3. Water Tank Agreement of record in Book 6274, Page 442, in the Davidson County Register's Office, and as shown on aforesaid survey.

4. Easements of record in Book 5861, Page 693; Book 6200, Page 73; Book 8421, Page 436, and Instrument Nos. 20000208-0013090; and 20011010-0110522, in the Davidson County Register's Office, and as shown on aforesaid survey.

5. Easements and incidental rights in that portion of the Land described herein underlying public roads.

6. Rights of others in and to the use of any drains and/or ditches located over, across, in or under the insured premises, and rights to enter upon said premises to maintain the same.

7. Rights of tenants in possession.

8. Matters of record as of the date hereof and any matter that would be reflected on a current survey.

9. Matters on Schedule B, Part II of Title Commitment Number 182367 issued by Chicago Title Insurance Company dated December 5, 2018.