Karen Johnson Davidson County
Batch# 849916 DEEDWARRSP
05/03/2022 10:23:47 AM 6 pgs
Fees: $33.00 Taxes: $21,460.00
20220503-0051115

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
Attn: Christopher M. Corriveau

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Benson 2013 Joint Revocable Trust P.O. Box 10921 Murfreesboro, TN 37129	New Owner	162-00-0-285.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by **JAMES H. BENSON, JUDY L. BENSON AND KRISTY M. GARRETT, CO-TRUSTEES OF THE BENSON 2013 JOINT REVOCABLE TRUST DATED JANUARY 22, 2013** (hereinafter, "**Grantee**"), and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SNYDER PROPERTIES III, LLC**, a Delaware limited liability company (hereinafter, "**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, in fee simple forever.

Grantor covenants with Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

[*Signatures Contained on Following Pages*]

IN WITNESS WHEREOF, Grantor has executed this Deed this 27 day of April, 2022.

GRANTOR:

SNYDER PROEPRTIES III, LLC, a Delaware limited liability company

By: Paul J. Blizman
Paul Blizman, Manager

STATE OF MICHIGAN

COUNTY OF OAKLAND

Personally appeared before me, MORTON NOVECK, a Notary Public in and for said County and State, Paul Blizman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Snyder Properties III, LLC, a Delaware limited liability company ("**Grantor**"), and is authorized by Grantor to execute this instrument on behalf of Grantor.

Witness my hand, at office in OAKLAND County, MICHIGAN, this 27 day of April, 2022.

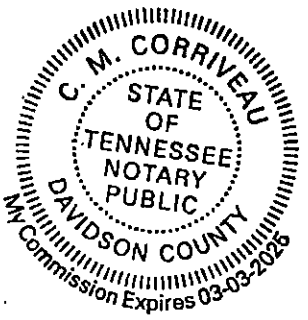
MORTON NOVECK
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Aug 20, 2024
ACTING IN COUNTY OF OAKLAND

Morton Noveck
Notary Public
My Commission Expires: 08/20/2024

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

The actual consideration or value whichever is greater, for this transfer is $5,800,000.00.
Subscribed and sworn to before me this the 28 day of April, 2022.



James H Benson
Affiant

C. M. Corriveau
Notary Public
My Commission Expires: 3/3/2025

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot 4 of Final Plat of Mill Creek Village as recorded in Instrument Number 20011228-0143701, Register's Office of Davidson County, Tennessee, located in the 31st Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Northern right-of-way of Bell Road, at the Blue Hole Road intersection, being a Southeast corner of Lot 4, of Final Plat of Mill Creek Village, as recorded in Instrument Number 20011228-0143701, Register's Office for Davidson County; said corner being iron pin, found at the true Point of Beginning of the herein described tract.

Thence, with the North line of Bell Road right-of-way, North 74 degrees 14 minutes 40 seconds West, a distance of 218.91 feet to an iron pin set at the Southwesterly corner of said Lot 4; thence, leaving said Bell Road right-of-way, and along the Westerly line of said Lot 4, North 15 degrees 50 minutes 40 seconds East, a distance of 258.59 feet to an iron pin found; thence, along the North line of said Lot 4, South 74 degrees 10 minutes 27 seconds East, a distance of 218.90 feet to an iron pin set; thence, along the East line of said Lot 4, South 15 degrees 50 minutes 32 seconds West, a distance of 258.32 feet to the true Point of Beginning, containing 1.30 acres or 56,577 square feet, more or less.

TOGETHER WITH the right, title and interest of Grantor to the following:

1. That certain real estate easement rights appurtenant to Lot 4, pursuant to Declaration of Drainage Easement recorded March 22, 2002, in Instrument No. 20020322-0035170, aforesaid records.

2. That certain real estate easement rights appurtenant to Lot 4, pursuant to Declaration of Easements, Covenants, Conditions and Restrictions by Mill Creek Associates, G.P., a general partnership, dated November 8, 2001, recorded November 16, 2001, in Instrument No. 20011116-0125963, aforesaid records; as amended by First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions, dated March 20, 2002, recorded March 22, 2002, in Instrument No. 20020322-0035168, aforesaid records; as amended by Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions, dated January 22, 2004, recorded January 27, 2004, in Instrument No. 20040127-0010356, aforesaid records.

3. That certain real estate Easement Rights to Non-Exclusive Easement for drainage contained in that certain Declaration of Drainage Easement recorded November 16, 2001, in Instrument No. 20011116-0125961, aforesaid records, appurtenant to Lot 4.

Being the same property conveyed to Snyder Properties III, LLC, a Delaware limited liability company, by Special Warranty Deed from Spirit WG Antioch TN, LLC, a Delaware limited liability company (successor by name change to Cole WG Antioch T, LLC), of record in Instrument No. 20160609-0058243 in the Register's Office of Davidson County, Tennessee, dated May 23, 2016, and recorded on June 9, 2016.

EXHIBIT "B"

Permitted Exceptions

1. Property taxes for the year 2022 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MILL CREEK VILLAGE, as recorded in Book 20011228-0143701; Instrument No. 20040122-0008739 (A Resubdivision of Lot 2, Mill Creek Village) and Instrument No. 20061003-0122289 (Re-Subdivision of the Re-Subdivision of Lot 2, Mill Creek Village), Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011116-0125963, as amended in Instrument No. 20030322-0035168 and Instrument No. 20040127-0010356, Register's Office for Davidson County, Tennessee.

4. Easement for construction, drainage and slopes, recorded in Book 7838, Page 934, Register's Office for Davidson County, Tennessee.

5. Easement for drainage, recorded in Instrument No. 20011116-0035170, Register's Office for Davidson County, Tennessee.

6. Easement for drainage, recorded in Instrument No. 20020322-0035170, Register's Office for Davidson County, Tennessee.

7. Storm water detention agreement of record in Instrument No. 20011120-0127358, Register's Office for Davidson County, Tennessee.

8. All of the terms and provisions set forth and contained in that certain Lease between Mill Creek Associates, G.P., a Georgia general partnership, Lessor, and Walgreen Co., an Illinois corporation, Lessee, recorded in Instrument No. 20011116-0125964, as ratified by instrument of record in Instrument No. 20021112-0139539 and as assigned in Instrument No. 20160609-0058244, Register's Office for Davidson County, Tennessee.