W+P
Lynne

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,728,000.00 Francis G. Fuzzell, Affiant (Print Name) SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2006 Ernest B. Williams IV, Notary Public MY COMMISSION EXPIRES: May 24, 2008 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/28/06 12:09 4 pgs
Fees:23.00 Taxes:6393.60
20060228-0022930

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Fuzzell Family, LLC 3545 Couchville Pike Hermitage, TN 37076	Same	**119-10-00-02.00**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HORRELL PROPERTIES, INC. also f/k/a HORRELL REFRIGERATION, INC.**, A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE FUZZELL FAMILY, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A.

(the "Property").

This is **X** improved ☐ unimproved property, known as 0 Whitsett Road, Nashville, TN 37221 (Southside of Whitsett Road and East of Foster Avenue) with the mailing address of 2832 Logan Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), GRANTEE'(S) heirs and assigns forever; and GRANTOR(S) does covenant with the said GRANTEE(S) that GRANTOR(S) are lawfully seised and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR(S) do further covenant and bind GRANTOR(S), GRANTOR(S) heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), GRANTEE'(S) heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Initials: FH

WITNESS my/our hand(s) this 24th day of February, 2006.

HORRELL PROPERTIES, INC. also f/k/a
HORRELL REFRIGERATION, INC.
a Tennessee corporation

By: _____
Name: Stephen H. Horrell
Title: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, ERNEST B. WILILAMS IV, a Notary Public of the State and County aforementioned, personally appeared Stephen H. Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the President *(print title)* of **HORRELL PROPERTIES, INC. also f/k/a HORRELL REFRIGERATION, INC.**, a Tennessee corporation, the within named bargainor, and that he as such President being authorized to do so, executed the foregoing instrument as President for the Corporation.

WITNESS my hand and seal, this 24th day of February, 2006.

_____
Ernest B. Williams IV, Notary Public

My Commission Expires: 5-24-2008

ERNEST B. WILLIAMS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License ✓ Other: _____

RETURN TO:
Ernest B. Williams IV, Esquire
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219-2008

Initials: _____ _____

EXHIBIT A

LEGAL DESCRIPTION

Legal Address:	**0 Whitsett Road, Nashville, Tennessee (South Side of Whitsett Road, East of Foster Avenue)**
Map/Parcel:	**119-10-00-02.00**
Mailing Address:	**2832 Logan Street, Nashville, Tennessee 37211**

BEGINNING at an iron pin in the northeastern corner of the McKnight Property, as of record in Book 7273, Page 149, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

THENCE North 84 degrees 58 minutes 00 seconds West, 108.44 feet to an iron pin;

THENCE North 08 degrees 43 minutes 28 seconds East, 84.48 feet to an iron pin;

THENCE South 87 degrees 55 minutes 57 seconds East, 302.63 feet to an iron pin;

THENCE South 83 degrees 23 minutes 24 seconds East, 9.87 feet to an iron pin;

THENCE South 83 degrees 30 minutes 57 seconds East, 414.31 feet to an iron pin

THENCE South 06 degrees 14 minutes 20 seconds West, 85.84 feet to a concrete monument;

THENCE South 06 degrees 27 minutes 53 seconds West, 54.57 feet to an iron pin;

THENCE North 82 degrees 17 minutes 48 seconds West, 621.64 feet to an iron pin;

THENCE North 07 degrees 16 minutes 36 seconds East, 22.23 feet to the point of beginning,

CONTAINING 90,901.02 square feet or 2.09 acres, more or less according to a survey dated October 5, 2005 and revised on February 22, 2006, prepared by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., RLS# 1728, 2814 Foster Avenue, Nashville, Tennessee 37210.

Being part of the same property conveyed to HORRELL REFRIGERATION, INC. by installment deed from GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC. of record in Deed Book 4380, page 447, Register of Deed Office of Davidson County, Tennessee.

Initials: _____

EXHIBIT B

EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date Grantee acquires for value of record the estate or interest or mortgage thereon covered by this instrument.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Restrictions upon the use of the premises not appearing in the chain of title to the land.
5. Easements as shown of record in Deed Book 7435, Page 688; Book 7435, Page 692, Book 7435, Page 779, and Book 4816, Page 307, Register of Deeds Office for Davidson County, Tennessee.
6. Declaration of Joint Access, Utility, and Drainage Easements of record as Instrument No. 20060228-0022929, Register of Deeds Office for Davidson County, Tennessee.

Initials: _____

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