① Bot 36 24698

THIS INSTRUMENT PREPARED BY:
Paul M. Buchanan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

BILL GARRETT, Davidson County
Trans:T20100068857 DEEDWARRSP
Recvd: 10/29/10 15:58 3 pgs
Fees:18.00 Taxes:1850.00
20101029-0086958

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant Pres. Grayport Holdings LLC

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2010.

Notary Public ~~NOTARY PUBLIC~~ Paul M. Buchanan

My commission expires: My Commission Expires August 23, 2013 STATE OF TENNESSEE

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and Address of New Owner:

Grayport Holdings, LLC
955 E. Trinity Lane
Nashville, TN 37207

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

955 E. Trinity Lane
Nashville, Tennessee 37207

Map and Parcel:

72-5-158

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ADVANCED PLATING, INC.,** a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **GRAYPORT HOLDINGS, LLC,** a Tennessee Limited

Liability Company, hereinafter called "**GRANTEE**," its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the James C. Eller Land, of record in Plat Book 5200, page 368, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Advanced Plating, Inc., a Tennessee corporation, by Deed from Michael A. Archbold and wife, Brenda Sue Archbold, and Arlis E. McGuire and wife, Joyce Ann McGuire, of record in Book 8010, page 358, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 955 E. Trinity Lane, Nashville, TN 37207.

The conveyance of the above described parcel of land is subject to the following:

1. 2010 Metropolitan Nashville/Davidson County property taxes, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plan of the James C. Eller Land, of record in Plat Book 5200, page 368, in the Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage of record in Book 4231, page 634, in said Register's Office.

4. Easement for sewer line granted the State of Tennessee as shown in Book 1229, page 552, in said Register's Office.

5. Assignment of privilege of free taps to the sewer as provided in Instrument of record in Book 4231, page 634, in said Register's Office.

6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 1st day of August, 2010.

ADVANCED PLATING, INC.

BY: Steven R Tracy

Its: PRESIDENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared STEVEN R. TRACY, with whom I am personally acquainted and who, upon oath, acknowledged [himself, herself] to be PRESIDENT of **ADVANCED PLATING, INC.**, a Tennessee corporation, and that [he, she] as PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as said PRESIDENT.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

PAUL M. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Paul M. Buchanan
NOTARY PUBLIC
My Commission Expires
August 23, 2011
STATE OF TENNESSEE

My commission expires:

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