BILL GARRETT, Davidson County
Trans:T20130059260 DEEDWARR
Recvd: 07/11/13 14:50 4 pgs
Fees:23.00 Taxes:11100.00
20130711-0071996

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14
24988-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Music City Partners, LLC 4140 Jersey Pike Chattanooga, Tennessee 37421	New Owner	Map 133-05 Parcel 80

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, JOHN M. HOOPER and RUSSELL W. HOOPER, JR., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MUSIC CITY PARTNERS, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 1 of the Resubdivision of Lot No. 14-C, Section 14, Allied Industrial Park and Tract 1, Section 5-A, Allied Industrial Park, of record in Book 7900, Page 243, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to John M. Hooper and Russell W. Hooper, Jr., as tenants in common, each owning a one-half (1/2) undivided interest by deed from C.B. Rollins, Jr., Mary Ann Devor and David L. Rollins of record in Book 5769, page 937, Register's Office for Davidson County, Tennessee.

This improved commercial property is also known as 3710 Vulcan Drive, Davidson County, Nashville, Tennessee 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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 9th day of July, 2013.

John M. Hooper

Russell W. Hooper, Jr.

Wyoming KBOX

STATE OF ~~TENNESSEE~~]
COUNTY OF ~~DAVIDSON~~]
Teton KBOX

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John M. Hooper, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this ~~9th~~ 8 KBOX day of July, 2013.

KAREN M. FOX - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires September 2, 2013

Karen M. Fox
Notary Public
My Commission Expires: Sept 2, 2013

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Russell W. Hooper, Jr., the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 9th day of July, 2013.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Affiant

Subscribed and sworn to before me this
9th day of July, 2013.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years, not yet due and payable. Grantee hereby assumes all responsibility for 2013, and all subsequent years' real property taxes.

2. Subject to the Plan of record in Book 7900, Page 243, Register's Office for Davidson County, Tennessee.

3. Subject to Easements for Drainage line and use of railroad spur track as set out in the Deed of record in Book 4986, Page 681, said Register's Office.

4. Subject to Notice of Agreement to Pay Leasing Commission in favor of Horrell Company, of record as Instrument Nos. 20010403-0032050 and 20130514-0048398, said Register's Office.

5. Subject to matters shown on ALTA survey prepared by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., Tennessee RLS No. 1728, dated May 26, 2013, File No. 13023.