Davidson County DEEDWARRSP
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Fees:23.00 Taxes:5180.00
20131101-0113841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $1,400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS, THE 31ST DAY OF OCTOBER 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

GLORIA D. MYRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

MY COMMISSION EXPIRES FEBRUARY 8, 2017

THIS INSTRUMENT PREPARED BY:
MENDENFREEMAN LLP Two Ravinia Drive, STE 1200, Atlanta, GA 30346 George D Menden, Esq.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DES-CASE CORPORATION	DES-CASE CORPORATION	018-00-0-107
(NAME) C/O BRIAN GLEASON	(NAME) C/O BRIAN GLEASON	
(STREET ADDRESS OR ROUTE NUMBER) 675 N. MAIN STREET	(STREET ADDRESS) 675 N. MAIN STREET	
GOODLETTSVILLE (CITY) TN (STATE) 37072 (ZIP)	GOODLETTSVILLE (CITY) TN (STATE) 37072 (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ACUITY MANAGEMENT, LLC**, a Tennessee limited liability company (herein called "***Grantor***")has this day bargained and sold, and do hereby transfer and convey unto **DES-CASE CORPORATION**, a Tennessee corporation, (herein called "***Grantee***"), their successors, heirs and assigns, certain real estate in Davidson County Tennessee as follows:

LAND in Davidson County, Tennessee, being Lot No.1 on the Plan of Oscar Mayer Industrial Park, of record in Book 5210, Page 382, Register's Office for said County, described as follows:

Beginning at a concrete monument at the intersection of the easterly margin of Dickerson Pike, U.S. 41, 31W, and the northeasterly boundary of the L and N Railroad right of way; thence North 2 deg. 16 min. West 59.86 ft. to a point; thence northerly along a 1955 foot radius curve 384.31 ft. to a point; thence easterly along a 50 foot radius curve 73.72 ft. to a point; thence North 70 deg. 57 min. East 22.69 ft. to a point; thence easterly along a 114.56 ft. radius curve 149.03 ft. to a point; thence South 34 deg. 31 min East 161.15 ft. to a point; thence easterly along a 448.49 ft. radius curve 79.25 ft. to a point; thence South 22 deg. 54 min. West 445.03 ft. to a point; thence North 57 deg. 13 min. West 148.21 ft. to the point of beginning, containing 2.74 acres, more or less.

BEING the same property conveyed to Acuity Management, LLC by deed from the G.F. Puhl Company, Inc. a Tennessee corporation, dated July 27, 2007, and of record as Instrument No. 20070731009091S Register's Office of Davidson County, Tennessee.

EXCLUDING THEREFROM the following land vested in the State of Tennessee by Consent Judgment and Final Decree of record as Instrument No. 20130114-004493, Register's Office for Davidson County, Tennessee.

This is improved property, known as 675 N. Main Street, Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee their successors, heirs and assigns forever, Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter in **Exhibit "A"** attached hereto.

Grantor further covenant and bind itself, heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor.

Whenever 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 our hand this 31st day of October, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:

ACUITY MANAGEMENT, LLC,
a Tennessee limited liability company

By: _____(SEAL)
Brian Gleason, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Gloria D. Myrick, a Notary Public of the State and County aforesaid, personally appeared BRIAN GLEASON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Acuity Management, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, at office in 105 N. Main St., Goodlettsville TN this 31st day of October, 2013.

Notary Public
Gloria D. Myrick

GLORIA D. MYRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES: FEBRUARY 6, 2017

EXHIBIT A

PERMITTED TITLE EXCEPTIONS

1. Taxes for the year 2013 a lien, due and payable, but not delinquent if paid before February 28, 2014, and subsequent years, not yet due and payable.

2. All matters shown on the Plan of record in Book 5210, page 382, said Register's Office.

3. Violation of 65 foot building setback line along the West line by approximately 0.4 feet as shown on the ALTA/ACSM Land Title Survey prepared by Kevin David Crow, dated October 21, 2013, last revised October 25, 2013, and designated as Network Project No. 201302397-001.

True Copy Certification

I, Robert Stryker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert Stryker
Signature

State of Illinois

County of Cook

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda Tyrell
Notary's Signature

My Commission Expires: 7/8/17
Notary' Seal (if on paper)

OFFICIAL SEAL
LINDA TYRRELL
Notary Public - State of Illinois
My Commission Expires Jul 8, 2017

ROBERT STRYBEL