Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
State of Tennessee 22nd Floor, Tennessee Tower 312 Rosa Parks Avenue North Nashville, Tennessee 37243-0299	Tax Map and Parcel Map 79 Parcels 90.00 & 98.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 12-11-002

FOR AND IN CONSIDERATION of the sum of TWO MILLION THREE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS ($2,325,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THE COCKRILL BEND PROPERTIES, a Tennessee general partnership** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

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

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the property has been attached hereto and incorporated herein by reference as Exhibit C.

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

This is improved property, containing 5.80 acres located at 6185 and 6195 Cockrill Bend Circle, Nashville, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130098631 DEEDWARR
Recvd: 11/20/13 11:23 6 pgs
Fees:32.00 Taxes:0.00
20131120-0119680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $2,325,000.00, State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 20th day of November, 2013.

Notary Public

My Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

Witness, this 20th day of November, 2013

THE COCKRILL BEND PROPERTIES, a Tennessee general partnership

BY: Tom F. Cone, Sr., GP
Tom F. Cone, Sr., General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of November, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TOM F. CONE, SR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the General Partner of The Cockrill Bend Properties, a Tennessee general partnership, the within named bargainor, a partnership, and that as such **TOM F. CONE, SR.**, being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said **TOM F. CONE, SR.**, as such General Partner.

Witness my hand and official seal on this the 20th day of November, 2013.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires:

EXHIBIT A
Transaction Number 12-11-002

Being a parcel of Land in Nashville, First Civil District, Twenty-Second Councilmanic District Davidson County, Tennessee, located on the westerly side of Cockrill Bend Circle and being more particularly described as follows:

BEGINNING at an iron pin in the westerly right-of-way line of Cockrill Bend Circle, said iron pin being northerly 1,899.74 feet from the easterly terminus of a curve return to the easterly right-of-way line of Cockrill Bend Boulevard, said iron pin also being northerly 605.30 feet from the northeasterly corner of Section Seven, Cockrill Bend Industrial Complex as of record in Book 6200, Page 786, R.O.D.C.;

THENCE, leaving said right-of-way line with a severance line, which is an extension of the southerly line of property conveyed to American Paper and Twine Company as of record in Book 9680, Page 6, R.O.D.C. , S 62 degrees 51' W, 472.40 feet to an iron pin;

THENCE, with the easterly line of said American Paper and Twine Company property N 27 degrees 09' W, 534.81 feet to an iron pin;

THENCE, leaving said line with a severance line N 62 degrees 51' E., 472.42 feet to an iron pin in the westerly right-of-way line of Cockrill Bend Circle;

THENCE, with said right-of-way line S 27 degrees 08.50' E, 534.81 feet to the point of beginning.

Containing 252,648 square feet or 5.80 acres, more or less.

Being part of the same property conveyed to TOM CONE, JR., Trustee by Special Warranty Deed dated April 24, 1997, from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10435, Page 439, Registrar's office for Davidson County, State of Tennessee.

Being the same property conveyed to The Cockrill Bend Properties, L.P. by deed of record in Book 10735, Page 718, Register's Office of Davidson County, Tennessee.

The said The Cockrill Bend Properties, L.P. id now known as The Cockrill Bend Properties, a Tennessee general partnership pursuant to Certificate of Cancellation of record in Instrument No. 20000113-0004525, said Register's Office.

Also described as:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 17 and 22 of Section 11, Cockrill Bend Industrial Complex, as of record in Plat Book 9700, Page 785, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the westerly right-of-way line of Cockrill Bend Circle, 60 feet in width, at a corner common with the property of Sprintz Real Estate Co., LLC, as of record in Deed Book 10564, Page 507, at the Register's Office for Davidson County, Tennessee, said point being located South 27 degrees 26 minutes 50 seconds East, 589.89 feet from the intersection with the southerly right-of-way line of Cockrill Bend Way, said iron rod being located at Northing: 674,054.58; Easting: 1,704,872.92 on the State Plane Coordinate System NAD-83;

Thence with the southerly right-of-way line of Cockrill Bend Circle, South 27 degrees 26 minutes 50 seconds East, 534.81 feet to an existing iron rod, at a corner common with the property of 539 Partners GP, as of record in Instrument
Number: 20050112-0004620, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Cockrill Bend Circle, with the northerly property line of 539 Partners GP, South 62 degrees 33 minutes 00 seconds West, 472.40 feet to an existing iron rod, at a corner common with the property of American Paper & Twine Company, as of record in Deed Book 10917, Page 504, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of American Paper & Twine Company, North 27 degrees 27 minutes 00 seconds West, 534.81 feet to an existing iron rod, at a corner common with the property of Sprintz Real Estate Co., LLC;

Thence with the southerly property line of Sprintz Real Estate Co., LLC, North 62 degrees 33 minutes 00 seconds East, 472.42 feet to the POINT OF BEGINNING.

Containing 252,650 square feet or 5.800 acres.

As described on survey prepared by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN on October 1, 2013, a copy of which is attached hereto as Exhibit C.

Being the same property conveyed to The Cockrill Bend Properties, L.P., as of record in Deed Book 10735, Page 718, at the Register's Office for Davidson County, Tennessee.

Exhibit B
Transaction Number 12-11-002
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years.
2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 785, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessment and liens provided in the Covenants, Conditions and Restrictions of record in Book 8351, Page 675 and in Book 8969, Page 111, Register's Office for Davidson County, Tennessee but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

EXHIBIT C
TRANSACTION NUMBER 12-11-002

