This Instrument Prepared By (and return to):
John T. Cook, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140040064 DEEDWARRSP
Recvd: 06/06/14 14:11 6 pgs
Fees:33.00 Taxes:25345.00
20140606-0049522

File #25709-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Lone Maple Investors 776 Melrose Avenue Nashville, Tennessee 37211	Same	079-00-0/010-00 090-00-0/006-00

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 of which is hereby acknowledged, the undersigned, **SPRINGS GLOBAL US, INC.**, a Delaware corporation, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **LONE MAPLE INVESTORS**, a Tennessee joint venture, (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A.

BEING the same property conveyed to C.S. Brooks, Inc., a South Carolina corporation by Corporate Limited Warranty Deed from C.S. Brooks Corporation, a Delaware corporation, dated April 19, 1991, of record in Book 8333, Page 953, Register's Office for Davidson County, Tennessee. Springs Industries, Inc., is the successor by merger of C.S. Brooks, Inc., as reflected in those Articles of Merger, of record in Instrument No. 20051230-0157045, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Springs Global US, Inc., a Delaware corporation, by Quitclaim Deed dated December 30, 2005 from Springs Industries, Inc., of record in Instrument No. 20051230-0157046, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 7201 Cockrill Bend Boulevard and 6040 Tufting Court, Nashville, Tennessee 37209.

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 covenants 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 except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 5th day of June, 2014.

SPRINGS GLOBAL US, INC., a Delaware corporation

By: _____

Name: Thomas P. O'Connor

Its: President

STATE OF SOUTH CAROLINA]
COUNTY OF York]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **THOMAS P. O'CONNOR**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of **SPRINGS GLOBAL US, INC.**, a Delaware corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office this 4th day of June, 2014.

Miriam F. Lambert

Notary Public

My Commission Expires: 6-27-2018

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $6,850,000.00.

_____

Affiant

Subscribed and sworn to before me this 5th day of June, 2014.

_____

Notary Public

My Commission Expires: 2/13/17

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

BEING a tract of land in Nashville, First Civil District, 22nd Councilmanic District, Davidson County, Tennessee located in the southwest quadrant of Cockrill Bend Industrial Road and Tufting Court, being Lot No. 1 shown on the Plat of First Revision, Section 1, Cockrill Bend Industrial Subdivision, of record in Book 5800, Page 35, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the southerly margin of Cockrill Bend Industrial Road (50 feet from the center line), said point being the West end of a curve radius return into Tufting Court and being 78.01 feet from the center line of said Court;

Thence, leaving said Cockrill Bend Industrial Road with said curve to the right, 76.51 feet to the westerly margin of said Tufting Court, said curve having a radius of 50.0 feet, a central angle of 87° 40' , a tangent distance of 48.01 feet and a chord of South 22° 16' East, 69.26 feet;

Thence, with said margin of Tufting Court South 21° 34' West 921.66 feet to the common front corner of the herein-described Lot Not. 1 and to Lot No. 2 shown on the above-referenced plan of Cockrill Bend Industrial Subdivision;

Thence, leaving said margin at right angles with the common line between said Lots, North 68° 26' West 1,145.07 feet to the common rear corner of said Lots;

Thence, with the westerly line of the herein-described Lot No. 1, North 36° 41' East 1,173.73 feet to the southerly margin of Cockrill Bend Industrial Road;

Thence, with said margin South 53° 15' East 349.21 feet to a point;

Thence, continuing with said margin with a curve to the left, said curve having a radius of 2,050.0 feet, a central angle of 12° 52' a tangent distance of 231.05 feet, a chord of South 59° 41' East, 459.39 feet, with the arc of said curve a distance of 460.16 feet to the Point of Beginning.

Containing 23.79 acres according to a survey of Barge, Waggoner, Sumner & Cannon dated December 21, 1987, said survey being last revised April 18, 1991 by Wendell H. Talley, Sr., Barge, Waggoner, Sumner & Cannon, 162 Third Avenue North, Nashville, TN 37201, License No. 785.

Parcel 2:

BEING a tract of land in Nashville, First Civil District, 22nd Councilmanic District, Davidson County, Tennessee, located between the westerly margin of Tufting Court and the easterly side of the Cumberland River, being Lot No. 2, shown on the Plat of First Revision, Section 1, Cockrill Bend Industrial Subdivision, of record in Book 5800, Page 35, said Register's Office and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Tufting Court, said point being South 21° 34' West, 969.67 feet from the southerly margin of Cockrill Bend Industrial Road, said point also being the front common corner of the herein-described Lot No. 2 and to Lot No. 1 shown on the Reference Plat of Cockrill Bend Industrial Subdivision;

Thence, with said margin of Tufting Court South 21° 34' West 86.94 feet to a point;

Thence, continuing with said margin with a curve to the right, 139.43 feet to a point, said curve having a radius of 200.00 feet, a central angle of 39° 56' 40", a tangent distance of 72.68 feet and a chord of South 41° 31' 50" West, 136.63 feet;

Thence, continuing with said margin partly around a cul-de-sac at the terminus of Tufting Court with a curve to the left 129.17 feet to the center line of a Tennessee Valley Authority Transmission Line Easement, said curve having a radius of 100.00 feet, a central angle of 74° 00' 40", a tangent distance 75.37 feet and a chord of South 24° 29' 50" West 120.38 feet;

Thence, leaving said Tufting Court with the center line of said easement, South 77° 30' West passing a witness monument at 1,117.80 feet, in all a total distance of 1,162.80 feet to the low water line of the Cumberland River;

Thence, upstream with said low water line 405.0 feet to a point;

Thence, leaving said low water line North 36° 41' East passing a witness monument at 55 feet, in all a total distance of 781.10 feet to the common rear corner of said Lot Nos. 1 and 2;

Thence, with said Lot line South 68° 26' East 1,145.07 feet to the westerly margin of Tufting Court to a point, said point being the Point of Beginning.

Containing 19.81 acres according to a survey of Barge, Waggoner, Sumner & Cannon dated December 21, 1987, said survey being last revised April 18, 1991 by Wendell H. Talley, Sr., Barge, Waggoner, Sumner & Cannon, 162 Third Avenue North, Nashville, TN 37201, License No. 785.

BEING the same property conveyed to C.S. Brooks, Inc., a South Carolina corporation by Corporate Limited Warranty Deed from C.S. Brooks Corporation, a Delaware corporation, dated April 19, 1991, of record in Book 8333, Page 953, Register's Office for Davidson County, Tennessee. Springs Industries, Inc., is the successor by merger of C.S. Brooks, Inc., as reflected in those Articles of Merger, of record in Instrument No. 20051230-0157045, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Springs Global US, Inc., a Delaware corporation, by Quitclaim Deed dated December 30, 2005 from Springs Industries, Inc., of record in Instrument No. 20051230-0157046, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee assumes all responsibility for 2014, and all subsequent years' real property taxes.

(b) All matters shown on the Plan of record in Book 5800, Page 35, Register's Office for Davidson County, Tennessee.

(c) Mutual covenants affecting the owners of Lots 1 and 2 of Section 1 of Cockrill Bend Industrial Subdivision, recorded in Book 5859, Page 301, Register's Office for Davidson County, Tennessee, relating to open space between the buildings on the respective Lots on fire doors on the connection between such buildings. (Lots 1 & 2).

(d) This property is near the John C. Tune Airport of the Metropolitan Airport Authority, and a portion of the above-described property is in the clear zone of such Airport and the entire property is subject to the Federal Aviation Administration Restrictions and Regulations applicable to property near an airport. (Lots 1 & 2).

(e) Utility easement over said property to serve Lot No. 2 of Cockrill Bend Industrial Subdivision, Section 1, which easement is recorded in Book 5859, Page 297, Register's Office for Davidson County, Tennessee. (Lot #1).

(f) Access easement over Lot No. 1 of Section 1, Cockrill Bend Industrial Subdivision to serve Lot No. 2 of such Subdivision; the easement being recorded in Book 5844, Page 870, and Book 5857, Page 830, Register's Office for Davidson County, Tennessee. (Lot #1).

(g) Perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of the operation of Cheatham Lot and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in Deed of Flowage Easement from the State of Tennessee to the United States of America dated December 21, 1953, filed March 16, 1954, and recorded in Book 2271, Page 217, Register's Office for Davidson County, Tennessee, land lying above the ordinary high water line of the Cumberland River and below elevation 391 foot contour line. (Lot #2).

(h) The provisions of Sections 40-1-226, et seq., storm water management of the Code of Laws of the Metropolitan Government of Nashville and Davidson County restricting construction in flood plains and floodways. (Lot #2).

(i) Easement for transmission line granted the United States of America by grant from the State of Tennessee, of record in Book 1905, Page 194, Register's Office for Davidson County, Tennessee. High voltage transmission lines are in place within this easement. (Lot #2).

(j) Easement for sanitary sewer and/or drainage granted the Metropolitan Government of Nashville and Davidson County, Tennessee, across premises as set out in instrument of record in Book 4253, Page 347, Register's Office for Davidson County, Tennessee. (Lot #2).

(k) Riparian rights incident to the premises, including rights of upper and lower riparian owners in and to the waters of the Cumberland River adjoining the property and the natural flow thereof, free from diminution or pollution and right to that portion of the property lying between the high and low water marks of the east bank of the Cumberland River. (Lot #2).

(l) All matters shown on the Street Right of Way Dedication for Cockrill Bend Industrial Road and Tufting Court in Plat Book 4175, Page 3, Register's Office for Davidson County, Tennessee. (Lots 1 & 2).

(m) Provisions for Road, Sewer and Water Line Construction as stated in the Deeds in Book 4195, Page 971, and Book 4201, Page 957, Register's Office for Davidson County, Tennessee. (Lots 1 & 2).

(n) Easements and Conditions stated in Quitclaim Deed and Easement from the Metropolitan Nashville Airport Authority to the Metropolitan Government of Nashville and Davidson County of record in Book 6138, page 190, said Register's Office (Lots 1 & 2).

(o) Avigational Easement by and between the State of Tennessee and the Metropolitan Nashville Airport Authority of record in Book 6666, page 88, said Register's Office (Lots 1 & 2).