Davidson County DEEDWARRSP
Recvd: 08/18/14 13:44 5 pgs
Fees:28.00 Taxes:8477.63
20140818-0074667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 2,291,250.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2014.

Notary Public

My commission expires: My Commission Expires JULY 3, 2017

JOE VAULX CROCKETT, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Harding Athletic Club Holdings, GP 2930 Sidco Drive Nashville, Tennessee 37204	Same	Map 134/Parcel 168

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Switco, LLC, a Kentucky limited liability company ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Harding Athletic Club Holdings, GP, a Tennessee general partnership ("GRANTEE"), its successors, heirs, and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address: 5035 Harding Place, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors, heirs, and assigns, forever. 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, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its heirs, successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS GRANTOR'S hand this 14th day of August, 2014.

SWITCO, LLC

By: _____

Name: Ronald Switzer

Title: Mgr

STATE OF Kentucky
COUNTY OF Woodford

Before me, Jenny Morrison, a notary public of the state and county aforementioned, personally appeared Ronald Switzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Switco, LLC, the within-named bargainor, a Kentucky limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and seal in Lexington, Kentucky, this the 14 day of August, 2014.

Jenny Morrison
Notary Public
My Commission Expires: 7-5-18
#514032

NOTARY PUBLIC STATE OF KENTUCKY

PROPERTY DESCRIPTION

5035 Harding Place
Nashville, Tennessee

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Harding Industrial Park, Section Four, Revised, of record in Book 5050, page 58, Register's Office for Davidson County, Tennessee. Said land being bounded by Harding Place on the west, Ezell Pike on the east, and the CSX railroad right-of-way on its southern most boundaries and being more particularly described as follows:

Beginning at a point in the intersection of the east margin of Harding Place and the north margin of the CSX railroad right of way; thence with said margin of Harding Place, North 46 deg. 28 min. 41 sec. East 416.48 feet to a point, the beginning of a curve to the right; thence along said curve having a radius of 30.0 feet and a chord extending South 84 deg. 08 min. 10 sec. East 45.55 feet, a distance of 51.72 feet to a point in the westerly margin of Ezell Pike; thence along said margin along a curve to the right having a radius of 296.80 feet and a chord extending South 15 deg. 23 min. 31 sec. East 196.75 feet, a distance of 200.56 feet; thence South 86 deg. 02 min. east 5.00 feet; thence South 3 deg. 58 min. West 357.39 feet to a point; thence North 77 deg. 09 min. 15 sec. West 75.93 feet to a point in the north line of the CSX railroad right-of-way; thence along said line North 51 deg. 00 min. west 393.5 feet to the point of beginning and containing 2.94 acres more or less.

Being the same property conveyed to Switco, LLC, a Kentucky limited liability company, by Special Warranty Deed dated July 9, 2002, from Kenneth S. Hammond, Trustee of the Jim W. Bradke Trust, of record in Instrument No. 20020711-0083858, Register's Office for Davidson County, Tennessee.

EXHIBIT A

EXCEPTIONS TO TITLE
5035 Harding Place
Nashville, Tennessee

The Property is conveyed subject to the following matters:

1. Taxes for the current year.

2. Matters depicted or disclosed by map recorded in Book 5050, page 58, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and Storm Drainage Easement granted to Metropolitan Government of Nashville and Davidson County by instrument dated November 2, 1973, and recorded in Book 4766, page 471, said Register's Office.

4. Permanent Drainage Easements granted to Metropolitan Government of Nashville and Davidson County by instrument dated August 24, 1977, and recorded in Book 5189, page 330, said Register's Office.

5. Storm Water Detention Agreement to Metropolitan Government of Nashville and Davidson County dated July 8, 1981, and recorded in Book 5861, page 575, said Register's Office.

6. Easement Deed by Court Order in Settlement of Landowner Action recorded as Instrument No. 20120228-0017172, said Register's Office.

EXHIBIT B

True Copy Certification

I, Joseph H. Huie, 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.

Joseph H Huie
Signature

State of TENN

County of KNOX

Personally appeared before me, Sandra Bright, a notary public for this county and state, Joseph H. Huie who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra Bright
Notary's Signature

My Commission Expires: 2/5/2017
Notary' Seal (if on paper)

