BILL GARRETT, Davidson County
Trans:T20140063305 DEEDWARRSP
Recvd: 08/26/14 15:59 4 pgs
Fees:23.00 Taxes:1494.80
20140826-0077883

SPECIAL WARRANTY DEED

TO: CT Partners

FROM: Tencarva Machinery Company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
CT Partners Attn: Jim Smith 5250 Virginia Way, Suite 100 Brentwood, TN 37027	Same	Map 106-2 Parcel 68

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $404,000.00

Affiant

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

Sworn to and subscribed before me, this 26 day of August, 2014.

Notary Public

My Commission Expires: 3-6-18

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tencarva Machinery Company, a Delaware corportion** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **CT Partners, a general partnership** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at and known as 839 Fesslers Parkway, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 26th day of August, 2014.

SELLER: **Tencarva Machinery Company, a Delaware corporation**

By: W m C C — VICE PRESIDENT
William C. Allen, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Sellers, a Notary Public in and for the County and State aforesaid, personally appeared William C. Allen of Tencarva Machinery Company, a Delaware corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of the corporation, the within named bargainor, and that he as such Vice President of the corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this 26th day of August, 2014.

Traci Sellers
Notary Public

My Commission Expires: 3-6-18

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 6C, as shown on the map entitled Resubdivsion of Lot 6A, Fesslers Lane Business Park, of record in Book 6200, page 814, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TENCARVA MACHINERY COMPANY, by deed of record in Book 8958, page 640, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2014, a lien, not yet due and payable.
2. Matters shown on the Plan of record in Book 6200, page 814, Register's Office for Davidson County, Tennessee.
3. Declaration of Protective Covenants and Owners Association for Fesslers Lane Business Park Nashville, Tennessee dated February 1, 1986 and recorded in Book 6834, page 921, said Register's Office.
4. Lack of direct access to and from I-40, a controlled access highway.