This Instrument Prepared By:
Tonya P. Matthews, Esq.
Fisher Matthews PLLC
5556 Franklin Road, Suite 202
Nashville, TN 37220

BILL GARRETT, Davidson County
Trans:T20140069628 DEEDWARRSP
Recvd: 09/17/14 13:07 5 pgs
Fees:28.00 Taxes:10082.50
20140917-0085359

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
WVF Sidco LLC 1101 Safety Harbor Cove Old Hickory, TN 37138	Same
Map & Parcel No.: 118-16-013.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, SEMANCHIK PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto WVF SIDCO LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 2963 Sidco Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective on this 17th day of September, 2014.

SEMANCHIK PROPERTIES, LLC,
a Tennessee limited liability company

By: Gary Semanchik
Gary Semanchik, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cynthia Medlin, a Notary Public in and for said County and State, Gary Semanchik, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of SEMANCHIK PROPERTIES, LLC, a Tennessee limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 15th day of September, 2014.

Cynthia Medlin
NOTARY PUBLIC

My Commission Expires:
March 6, 2018

CYNTHIA MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $2,725,000.00.

AFFIANT

Subscribed and sworn to before me this 10 day of September, 2014.

NOTARY PUBLIC

NANCY SMITH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires:

9-28-2015

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 35 and 36, on the Plan of Sidco Subdivision, Section II, as shown on plat of record in Plat Book 2331, page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot Nos. 35 and 36 adjoin and front together 200 feet on the westerly side of Sidco Drive and run back 425 feet on the southerly line of Lot No. 35 and 425 feet on the northerly line of Lot No. 36 to a dead line in the rear, measuring 200 feet thereon.

Being the same property conveyed to Semanchik Properties, LLC, a Tennessee limited liability company in Instrument No. 200401130005523, Register's Office for Davidson County, Tennessee.

Exhibit B

Exceptions

1. Taxes for the year 2014 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 93, Register's Office for Davidson County, Tennessee.

3. Easement for sewage facilities and equipment as established in Book 2486, Page 314, Register's Office for Davidson County, Tennessee.

4. Rights reserved in quitclaim deed of record in Book 2152, Page 347, Register's Office for Davidson County, Tennessee. (A reserving by United States of America Housing and Home Finance Agency Public Housing Administration for the United Housing and Home Finance Agency Public Housing Administration for the United States uranium, thorium and all other materials described pursuant to Section 5(b)(1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material).

5. Water mains and easements conveyed to The City of Nashville as described in Book 2244, Page 611, and Book 3434, Page 174, Register's Office for Davidson County, Tennessee.

6. Any rights, easements, interests or claims which may exist by reason of or reflected by the following matters shown on the survey prepared by R. Scot Cherry, TRLS #1512, in association with Cherry Land Surveying, Inc., last revised August 25, 2014, Job No. 14118:

   (a) Utility lines with poles, guy wires, valves, manholes and other similar appurtenances

   (b) 25' Private Easement for railroad tracks and utilities along the northerly line as shown

   (c) Building encroachment of 1.4' onto subject property along the northerly line, as shown

   (d) Building encroachment of 0.3' onto subject property along the northerly line, as shown

   (e) 50' Minimum building setback line from Sidco Drive

   (f) Asphalt extending onto adjoining property at the northeasterly corner, as shown