THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TCA 67-4-409(e)

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2014.

Angela A. Ramsey
Notary Public
Commission Expires: 3/20/2018

ANGELA A RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 20, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cumberland Ridge Properties, LLC 1048 Richland Court Ashland City, TN 37015	Owner	43-03-0-24

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Project Group 2000, LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cumberland Ridge Properties, LLC, a Missouri Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Revised Plan of Rivergate Industrial Park, Section Three, as of record in Plat Book 6200, Page 667, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Project Group 2000, LLC, by deed from Empire Refractory Specialists, Inc., of record in Instrument No. 20030211-0018938, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1012 River Bluff Drive, Madison, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the

BILL GARRETT, Davidson County
Trans:T20140081973 DEEDWARR
Recvd: 10/30/14 15:12 2 pgs
Fees:12.00 Taxes:0.00
20141030-0100289

said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders .

Dated this the 14th day of October, 2014.

Project Group 2000, LLC

Scott Shambaugh, Manager

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Scott Shambaugh, Manager of Project Group 2000, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that himself to be the Manager of Project Group 2000, LLC, the within named bargainor and who, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HENDERSONVILLE, Tennessee this 14th day of October, 2014.

Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)

