BILL GARRETT, Davidson County
Trans:T20140090202 DEEDWARRSP
Recvd: 12/02/14 12:46 3 pgs
Fees:18.00 Taxes:3330.00
20141202-0110424

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Myatt Drive Properties, LLC
c/o Hostettler Realty LLC
421 East Iris Drive, Suite 300
Nashville, Tennessee 37204

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 34-6
Parcels 57 and 100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RIVERGATE PARTNERS**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MYATT DRIVE PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, known as 698 Myatt Drive, and as more particularly described as set forth on EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those easements, the plat, any restrictive covenants or other matters shown on the public record.

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, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever 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, the Grantor has caused this instrument to be executed as of the 30th day of November, 2014.

RIVERGATE PARTNERS,
a Tennessee general partnership

By: Walter G. Knestrick
Title: Managing Partner

STATE OF TENNESSEE)
) §
COUNTY OF DAVIDSON)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify Walter G. Knestrick as the Managing Partner of RIVERGATE PARTNERS, a Tennessee general partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

WITNESS my hand, at office, this 30th day of November, 2014.

NOTARY PUBLIC

My Commission Expires:

FRED RUSSELL HARWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me
this 25th day of November, 2014.

Notary Public
My Commission Expires: 6-21-16

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

EXHIBIT A

Lots 3 and 4 of Final Plat of Rivergate Industrial Park No. 2, Nashville, Davidson County, Tennesseee, as recorded as Instrument No. 20101102-008755.

Being a portion of property conveyed to Rivergate Partners, a Tennessee general partnership, from Dylan Custom Mixing, LLC, by deed of record as Instrument No. 2020607-0069838, Register's Office of Davidson County, Tennessee.