BILL GARRETT, Davidson County
Trans:T20140094188 DEEDWARRSP
Recvd: 12/16/14 15:51 5 pgs
Fees:28.00 Taxes:2072.00
20141216-0115094

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (TEG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aqueduct Irrigation, Inc. 47 Industry St. Nashville, TN 37210	Same	07900006700

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, WESTBELT GROUP, INC., a Tennessee corporation, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto AQUEDUCT IRRIGATION, INC., a Tennessee corporation ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

This is improved property known as 7012 Westbelt Drive, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor executed this instrument on this 16 day of December, 2014.

George Widuch, President

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, George Widuch, 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 President of Westbelt Group, Inc., a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 16 day of December, 2014.

Notary Public

My Commission Expires: 1/9/2016

KIRSTEN SCHRINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 01/09/2016

STATE OF TN)
)
COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me, this 16 day of December, 2014.

Notary Public

My Commission Expires: 1/9/2016

KIRSTEN SCHRINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
01/09/2016

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, located on the easterly side of Westbelt Drive, and being Lot No. 5, on the Plan of Westbelt Industrial Park, as shown on plat of record in Plat Book 6250, page 796, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the easterly margin of Westbelt Drive, said point being N 10° 56' W 461.19 feet from the northerly margin of Cockrill Bend Industrial Road and being the northwesterly corner of Lot Number Six and the southwesterly corner of the herein described parcel; thence with said easterly margin N 10° 56' W 150.00 feet to an iron pin in the southerly line of the property conveyed to Boyle Trust and Investment Company, by deed of record in Book 6624, Page 657, R.O.D.C; thence, with said southerly line N 80° 15' E 318.19 feet to a concrete monument in the westerly line of the property conveyed to the National Baptist Publishing Board, by deed of record in Book 4704, Page 904, R.O.D.C.; thence, with said westerly line S 13° 43' E 143.60 feet to an iron pin; thence, leaving said westerly line with northerly line of Lot Number Six, Westbelt Industrial Park, as of record in Book 6250, Page 796, R.O.D.C, S 79° 04' W 325.10 feet to the point of beginning, containing 47,174 square feet or 1.08 acres, more or less.

Being the same property conveyed to Westbelt Group, Inc., a Tennessee corporation, by deed from Belz Investment Company, a partnership composed of Philip Belz and Jack A. Belz, recorded in Book 7238, Page 188, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2014 a lien, now due and payable, but not delinquent.
2. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 796, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions of record in Book 6781, Page 623, Register's Office for Davidson County, Tennessee.