BILL GARRETT, Davidson County
Trans:T20140096955 DEEDWARRSP
Recvd: 12/29/14 15:52 3 pgs
Fees:18.00 Taxes:11100.00
20141229-0118544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00

Brandy Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 29 DAY OF December, 20

R. Kirkland Moser
NOTARY PUBLIC

My Commission expires:
6-21-2016

KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Michael P. Davis, Attorney
201 4th Ave N Suite 150
Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LAGRASSE HOLDINGS, LLC Attn: Joan M. LaGrasse 1205 Beddington Park Nashville, Tennessee 37215	SAME	106-06-0-079.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

EAGLE USA MARKETING GROUP CORPORATION, AN OHIO CORPORATION

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

LAGRASSE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled the Plan of Grayson Industrial Park, of record in Plat Book 3842, page 131, 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 EAGLE USA MARKETING GROUP CORPORATION, AN OHIO CORPORATION, by deed from SAPPHIRE INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20130522-0051433, dated May 17, 2013, said Register's Office.

This conveyance is made subject to the following:

1. Matters shown on the Plan of record in Book 3842, page 131, said Register's Office.
2. Title to that portion of the premises, if any, embraced within the charter right-of-way of CSX Railroad

This is improved property located at 1101 Menzler Avenue Nashville, TN 37210.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29 day of December, 2014.

Eagle USA Marketing Group Corporation,
A Ohio Corporation

BY: James Robinson
ITS: Chief Executive Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JAMES ROBINSON, 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 CHIEF EXECUTIVE OFFICER OF EAGLE USA MARKETING GROUP CORPORATION, the within named bargainor, a corporation, and that he, as such CHIEF EXECUTIVE OFFICER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as CHIEF EXECUTIVE OFFICER.

Witness my hand and official seal at this 22 day of December, 2014.

Brandy Gomaz
Notary Public

Commission expires: 9/11/17

