Davidson County DEEDWARR
Recvd: 02/02/15 15:44 5 pgs
Fees:28.00 Taxes:2405.00
20150202-0009734

Prepared by and return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No.:
Paula P. Daniel Butler Snow, LLP 6075 Poplar Avenue, Suite 500 Memphis, TN 38119 (901) 680-7200	Elemental Properties, LLC 1385 Corporate Avenue Memphis, TN 38132	1306 Lebanon Pike Nashville, TN	094 000030000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Baxter Properties, L.P., a Tennessee limited partnership** ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Elemental Properties, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof.

BEING THE SAME PROPERTY conveyed to Baxter Properties, L.P., a Tennessee limited partnership by Warranty Deed dated September 1, 2000 from Holston Gases, Inc., recorded at Instrument Number 20001106-0110193 with the Register's Office of Davidson County, Tennessee, and also being the same property described in the survey of Littlejohn Engineering Associates, Inc., dated December 4, 2014 by Robert M. Searson, TN Registered Surveyor's No. 1666.

TO HAVE AND TO HOLD the aforedescribed real estate together with all appurtenances thereto belonging or in anywise appertaining, all buildings and other improvements located thereon, and all right, title and interest of Grantor in and to all alleys and ways bounding the above described property unto Grantee, its successors and assigns, in fee simple, forever.

Grantor does further for itself, its successors, and assigns, warrant, represent and covenant that said property is free from all encumbrances except for those liens, easements, encumbrances and exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); that Grantor has good right to sell and convey the same as aforesaid, and that Grantor and its successors and assigns shall warrant and defend the title to said property to Grantee, its successors and assigns forever, against the claims of all person, subject to the Permitted Exceptions.

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.

[*signature page follows*]

IN WITNESS WHEREOF, the Grantor has executed or caused this instrument to be executed by its duly authorized representative on this 29th day of January, 2015.

BAXTER PROPERTIES, L.P.,
a Tennessee limited partnership

By: _____
Its: General Partner

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned authority, in and for the said County and State on this the 29th day of January, 2015, the within named William W. Baxter who acknowledged before me that he/she is the General Partner of Baxter Properties, L.P., a Tennessee limited partnership, and that for and on behalf of said partnership, and as its act and deed she signed the above and foregoing instrument, after having been duly authorized so to do.

_____
NOTARY PUBLIC

NANCY M. SHULL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: My Commission Expires September 3, 2018

STATE OF TENNESSEE
COUNTY OF Knox

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this 29th day of January, 2015.

_____
Notary Public

NANCY M SHULL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires September 3, 2018

Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the 19th District of Davidson County, Tennessee, and being Lot 2 of Nashville Truck Subdivision as recorded in Plat Book 7900, Page 613, Register's Office of Davidson County, Tennessee (RODC). Tract being bounded on the north and east by Lot 1 of said Nashville Truck Subdivision, on the south by the northern Right of Way (ROW) of Lebanon Pike, and on the west by Metropolitan Government of Nashville and Davidson County as recorded in Instrument Number 20120827-0076918, RODC. Tract being more particularly described as follows:

POINT OF BEGINNING lying on the northern ROW of said Lebanon Pike and being the southeast corner of the tract being described: thence with said ROW along a curve to the right having an arc length of 377.00 feet, a radius of 1095.92 feet, an angle of 19°42'35", a tangent of 190.38 feet, and a chord bearing and distance of North 87°37'09" West 375.14 feet to a point; thence leaving said ROW North 12°02'56" East 254.85 feet to a point; thence South 87°37'09" East 286.92 feet to a point; thence South 07°52'03" East 255.30 feet to the point of beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters shown on Plat of record in Plat Book 7900, Page 613, Register's Office for Davidson County, Tennessee.

3. Removal of Easement and Establishment of New Easement of record in Book 9131, Page 23, Register's Office for Davidson County, Tennessee.

4. Rights of Tenants under any recorded leases.

5. All matters shown on the survey prepared by Littlejohn, Inc., dated December 4, 2014, by Robert M. Searson, RLS No. 1666, Job Number 20141412.

24325048 v1

Affidavit

I, Danielle Burns , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Burns

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold , a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

