Davidson County DEEDWARRSP
Recvd: 03/10/15 13:14 4 pgs
Fees:23.00 Taxes:1831.50
20150310-0020438

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC
c/o John W. Stone, III
One American Center, Suite 1100
3100 West End Avenue
Nashville, Tennessee 37203-1348

Addresses of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Solomon Development, LLC 4539 Trousdale Drive Nashville, TN 37204	New Owner	132-03-11

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, BLACKLIDGE EMULSIONS, INC., a Mississippi corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto SOLOMON DEVELOPMENT, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate located in Davidson County, Tennessee, described on EXHIBIT A attached hereto.

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

Grantor binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes for the year 2015, a lien, which are not yet due and payable;

2. Rights of parties in possession under unrecorded leases; and

3. Easements, or claims of easements, not shown by the public records.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 6th day of March, 2015.

BLACKLIDGE EMULSIONS, INC.

By: _____
Title: Pres

[Acknowledgment appears on the following page.]

STATE OF Mississippi)
COUNTY OF Harrison)

PERSONALLY APPEARED BEFORE ME, Kaylyn Shoultz, a Notary Public in and for said State and County, Bo Henry Blacklidge with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President of Blacklidge Emulsions, Inc., a Mississippi corporation, the within named bargainor, and that he/she executed the foregoing instrument on behalf of such corporation, as such President, for the purposes therein contained by personally signing his/her name.

WITNESS MY HAND AND OFFICIAL SEAL at Harrison Cy, Mississippi, this 5th day of March, 2015.

Kaylyn B Shoultz
Notary Public

My commission expires:_____

[NOTARIAL SEAL]

STATE OF MISSISSIPPI
KAYLYN B. SHOULTZ
NOTARY PUBLIC
ID No. 80661
Commission Expires
November 7, 2015
HARRISON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $495,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 9th day of March, 2015.

Notary Public

My Commission Expires: _____

PAMELA G. NASH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2015

EXHIBIT A

DESCRIPTION OF LAND

Land in the Sixth Civil District of Nashville, Davidson County, Tennessee, described as follows:

Tract I:

Land in the Sixth Civil District of Davidson County, Tennessee, being a portion of the tract by the United States of America to Tennessee Development Company as of record in Book 1561, page 117, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the southerly margin of William B. Akers and J. Clark Akers, III, Book 3902, page 316, Register's Office for Davidson County, Tennessee, said point being 70 feet westwardly from the center line of the TVA tower line and easement as measured along said southerly margin; thence along said southerly margin of Akers, westwardly 75.6 feet to the center line of an L & N Railroad Company lead track, said centerline being the easterly margin of Raymond C. Pierce, Book 1583, page 436, Register's Office for Davidson County; thence southerly along the curve to centerline of said tract and the easterly margin of Pierce, approximately 181 feet as measured on the chord of said centerline to the northerly margin of a 50 foot dedicated street, sometimes called Hardison Street; thence, easterly along said northerly street margin for 16 feet; thence northerly in a straight line, approximately 170 feet to the point of beginning, being an area of approximately 7,000 square feet.

Tract II:

Beginning at a wooden stake in the centerline Louisville and Nashville Railroad Company's Classification Center Lead Tract No. 6C which stake is on the easterly prolongation of the northerly boundary of a tract of land conveyed by Grantor to Raymond C. Pierce by deed of record in Book 1583, page 436, Registers Office for Davidson County, Tennessee; thence in prolongation of the said Pierce by Deed of record in Book 1583, page 436, Register's office for Davidson County, Tennessee; thence in prolongation of the said Pierce north line, North 67 degrees 5 minutes East 145.65 feet to a wooden stake in the centerline of the Tennessee Valley Authority transmission line easement; thence, with the centerline of said TVA easement, North 27 degrees 57 minutes West 286.95 feet to a wooden stake; thence South 67 degrees 5 minutes West 204.62 feet to a point in the centerline of said L & N Railroad Company's Tract 6C; thence with the centerline of said tract, 300 feet to the beginning; containing 1.2 acres, more or less.

Being the same property conveyed to Blacklidge Emulsions, Inc., by Special Warranty Deed of record in Instrument 20051207-047465, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

