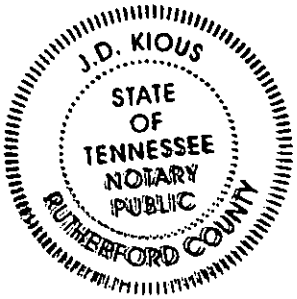
File No.: 14113413

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,500,000.00

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
2967 Sidco Drive Holdings LLC	2967 Sidco Drive Holdings LLC	118 16 0 016.00
(NAME)	(NAME)	
1510 16th Avenue S	1510 16th Avenue S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150020538 DEEDWARRSP
Recvd: 03/20/15 12:55 3 pgs
Fees:18.00 Taxes:42550.00
20150320-0024208

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sidco Partners, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **2967 Sidco Drive Holdings LLC**, a Delaware limited liability company, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND, in Davidson County, Tennessee, being Lots 31, 32, 33 and 34, Sidco, Section II, Suburban Industrial Development Company, of record in Book 2331, page 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sidco Partners, LLC by Warranty Deed dated January 2, 1998 and filed for record on January 8, 1998 in Book 10751, page 120 of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Easements and setback line as set forth per Plat of record in Book 2331, page 93, said Register's Office and as shown on the survey dated November 11, 2014, last revised on March 6, 2015, Job # 14178 by Cherry Land Surveying, Inc; Easement to City of Nashville of record in Book 2244, page 611 and Book 3434, page 174; Rights reserved to any material essential to the production of fissionable materials on the subject property, of record in Book 2152, page 347; Right of Way Easement to Suburban Industrial Development Company of record in Book 2293, page 555; Perpetual Water and Sewage Line Easements to Suburban Industrial Development Company of record in Book 2486, page 314; Metro Planning Department letter of record in Instrument 20090130-0008172; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2967-2977 Sidco Drive, Nashville, TN 37204

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, its successors and assigns forever; and GRANTOR covenants with the said GRANTEE that it has done nothing to impair such title as GRANTOR has received and GRANTOR will warrant and defend the title against the lawful claims of all persons claiming by, under or through GRANTOR except for the exceptions set forth herein. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 6th day of March, 2015.

SIDCO PARTNERS, LLC

HEARTHSTONE PROPERTIES, LLC,
Member of Sidco Partners, LLC

BY: _____
Scott David Graby, Trustee of
The Revocable Trust of Scott
Graby, under Trust Agreement
dated August 23, 2004

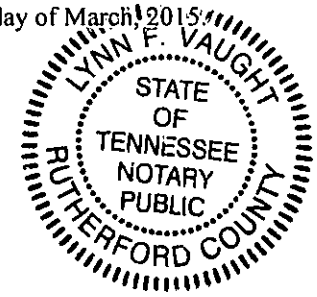
BY: Sandra Elaine Graby
Sandra Elaine Graby, Trustee of
The Revocable Trust of Sandra
Graby, under Trust Agreement
dated August 23, 2004

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Graby, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged himself to be the Trustee of The Revocable Trust of Scott Graby, under Trust Agreement dated August 23, 2004, which is a Member of Hearthstone Properties, LLC, a Tennessee limited liability company, which is a Member of Sidco Partners, LLC, and that he as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of The Revocable Trust of Scott Graby, which is a Member of Hearthstone Properties, LLC, which is a Member of Sidco Partners, LLC, as Trustee.

Witness my hand at office this 6 day of March, 2015.

Commission expires: 3/18/2015



Lynn F. Vaught
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Elaine Graby, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged herself to be the Trustee of The Revocable Trust of Scott Graby, under Trust Agreement dated August 23, 2004, which is a Member of Hearthstone Properties, LLC, a Tennessee limited liability company, which is a Member of Sidco Partners, LLC, and that she as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of The Revocable Trust of Scott Graby, which is a Member of Hearthstone Properties, LLC, which is a Member of Sidco Partners, LLC, as Trustee.

Witness my hand at office this 6 day of March, 2015.

Commission expires: 3/18/2015

Lynn F. Vaught
Notary Public

