THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20150038751 DEEDWARR
Recvd: 05/19/15 10:16 4 pgs
Fees:23.00 Taxes:1110.00
20150519-0045947

25740-1A
Box #14

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| c/o Mid-South Wire, Inc.<br>1070 Visco Drive<br>Nashville, Tennessee 37210 | New Owner | Map 094<br>Parcel 164 |

## WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **TURNER PROPERTIES**, a Tennessee general partnership composed of Jack Turner and Jill Turner Crow (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **KILLER II, LLC**, a Tennessee limited liability company, as to a fifty percent (50%) undivided interest and **THIRD GENERATION VISCO, LLC**, a Tennessee limited liability company, as to a fifty percent (50%) undivided interest, as tenants in common (hereinafter together referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A attached hereto.

**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 is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has executed this instrument this 7th day of May, 2015.

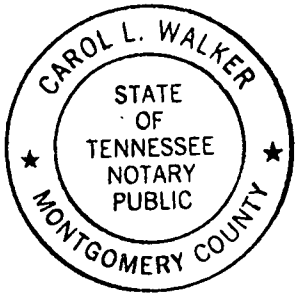
TURNER PROPERTIES, a Tennessee general partnership

By: _____
Name: Jack Turner
Its: General Partner

**STATE OF TENNESSEE ]**
**COUNTY OF MONTGOMERY ]**

**BEFORE** me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JACK TURNER**, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of **TURNER PROPERTIES**, a Tennessee general partnership, the within-named bargainors, and that they as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as General Partners.

**WITNESS** my hand, at office this 7th day of May, 2015.




Carol L. Walker
Notary Public
My Commission Expires: March 15, 2016

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this
7th day of May, 2015.

Notary Public
My Commission Expires:

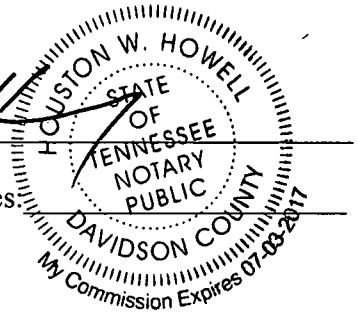


**EXHIBIT A**
**Legal Description**

BEING a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, lying between Visco Drive and Omohundro Drive, East of Omohundro Place, more particularly described as follows:

BEGINNING at a concrete monument, said monument being the common southerly corner between Section 7 and Section 5 of Visco, as recorded, respectively, in Book 3842, Page 271, Register's Office for Davidson County, Tennessee, and Book 4175, Page 36, said Register's Office;

Thence, with the southerly line of Section 5 along the centerline of L&N Railroad spur track, North 61° 90' East, 530.20 feet an iron pin;

Thence South 27° 27' 40" East, 182.74 feet to a pin in the northerly margin of Omohundro Drive;

Thence, with said Drive, South 56° 51' West, 232.84 feet to a point;

Thence, South 61° 90' West, 714.91 feet to an iron pin in the centerline of L&N Railroad spur track;

Thence, with said Track with a curve to the left having a central angle of 11° 35', a radius of 410.28 feet, 82.95 feet to a point;

Thence, South 75° 30' East 4.70 feet to a point in the center of the aforementioned spur track;

Thence, continuing with said spur track, North 20° 52' East 80.27 feet to an iron pin;

Thence, with a curve to the right having a central angle of 40° 17', a radius of 410.28 feet, 288.50 feet to a PK spike;

Thence, 61° 90' East 28.74 feet to the Point of Beginning, containing 3.69 acres, more or less.

BEING a portion of the property conveyed to Turner Properties, a Tennessee general partnership, by Quitclaim Deed from Ajax Turner Co., Inc., of record in Book 8020, Page 63, Register's Office for Davidson County, Tennessee..

**EXHIBIT B**
**Permitted Encumbrances**

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2015, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Plat Book 3842, Page 271 and Plat Book 4175, Page 36, and both amended in Book 6708, Page 360, Register's Office for Davidson County, Tennessee.

3. Electric Power lines referred to in Deeds of record in Book 635, Page 675 and Book 1040, Page 435, Register's Office for Davidson County, Tennessee.

4. Quitclaim Easement to General Portland, Inc. regarding railroad spur track easement, of record in Book 5807, Page 285, Register's Office for Davidson County, Tennessee.

5. Easement for the flow of Brown's Creek.

6. Title to that portion of the premises embraced within the bounds of any charter railroad right-of-way.

7. Metropolitan County Council Bill No. 091-1622 changing the name Omohundro Drive to Pumping Station Road.

8. Access Easement Agreement of record in Instrument No. 20140523-0044769, Register's Office for Davidson County, Tennessee.

9. Notice of Land Use Restrictions of record in Instrument No. 20150413-0032102, Register's Office for Davidson County, Tennessee.