THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETTCROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

BILL GARRETT, Davidson County
Trans:T20150044955 DEEDWARRSP
Recvd: 06/08/15 14:51 5 pgs
Fees:28.00 Taxes:8602.50
20150608-0053662

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,325,000.00.

AFFIANT

Subscribed and sworn to before me, this 8th day of June, 2015.

Notary Public

My Commission Expires:

MORGAN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 6, 2019

Address New Owners As Follows:
Cockrill Bend Properties, LLC
6121 Elizabethan Drive
Nashville, Tennessee 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
Map-Parcel Number: 079100A00200CO
Map-Parcel Number: 079100A01000CO
Map-Parcel Number: 079100A00100CO

Special Warranty Deed

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, JCH DEVELOPMENT COMPANY, INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Cockrill Bend Properties, LLC, a Tennessee limited liability company ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 7340, 7342, and 7344 Cockrill Bend Boulevard, Nashville, Davidson County, Tennessee 37209.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 26th day of May, 2015.

JCH DEVELOPMENT COMPANY, INC.,
a Tennessee corporation

By: _____
Name: John C. Hayes, Jr.
Title: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Morgan Thompson, a Notary Public of said County and State, personally appeared JOHN C. HAYES, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of JCH DEVELOPMENT COMPANY, INC., a Tennessee corporation, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and seal, at Office in aforesaid county and state this 26th day of May, 2015.

MORGAN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2018

_____
Notary Public

My Commission Expires: _____

EXHIBIT A
PROPERTY DESCRIPTION

Description of Property

Certain condominium units located in Davidson County, Tennessee, being Units 1, 2 and 3 of Cockrill Bend Warehouse, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Cockrill Bend Warehouse of record in Instrument No. 20000927-0095766, as amended in Instrument No. 20081211-0119530, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed.

Unit 1 being part of the property conveyed to JCH Development Company, Inc., a Tennessee corporation, by Quitclaim Deed from Orion Realty, LLC, of record in Book 11699, Page 803, in the Register's Office of Davidson County, Tennessee.

Units 2 and 3 being the same property conveyed to JCH Development Company, Inc., a Tennessee corporation, by Warranty Deed from Enfield Properties LLC of record as Instrument No. 20121002-0089859, in the Register's Office of Davidson County, Tennessee.

Said property comprising and being formerly described as Lot 3 as shown on the plan of Section Four, Cockrill Bend Industrial Complex, of record in Plat Book 6200, page 683, said Register's Office.

Said property is also described, according to the Seller's vesting deed, as follows:

Being a parcel of land in Nashville, First Civil District, Twenty-Second Councilmanic District, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Cockrill Bend Boulevard (formerly Cockrill Bend Industrial Road) and Cockrill Bend Circle found of record in Plat Book 6200, Page 768, R.O.D.C., being Lot 3 as shown on the plan of Section Four, Cockrill Bend Industrial Complex as of record in Plat Book 6200, Page 683, R.O.D.C., and being more particularly described as follows:

> BEGINNING at a concrete monument in the northeast right-of-way line of Cockrill. Bend Boulevard and in the northwest line of Cockrill Bend Circle, said monument being at the westerly terminus of a curve return;

THENCE, with the northeasterly right-of-way of Cockrill Bend Boulevard N 27°09' W, 499.13 feet to a concrete monument in the southwest line of property of Lot 4 as shown on the plan of Cockrill Bend Industrial Complex, Section 5 as of record in Plat Book 6200, Page 723, R.O.D.C.;

THENCE, N 65°36' E, 310.36 feet to an iron pin in the northwest corner of Lot 3A as shown on the plan of Section 9, Cockrill Bend Industrial. Complex as of record in Plat Book 8250, Page 608, R.O.D.C.;

THENCE, S 27°09' E, 488.72 feet to an iron pin in the northwest right-of-way line of Cockrill Bend Circle;

THENCE, with said right-of-way, S 58°43' W, 283.94 feet to a concrete monument;

THENCE, continuing with said right-of-way line with a curve to the right 41.07 feet to a point in the northeast right-of-way line of Cockrill Bend Boulevard, the point of beginning, said curve having a central angle of 94°07'51", a radius of 25.00 feet, a tangent of 26.87 feet and a chord of N. 74°13W, 36.61 feet.

Containing 157,123 square feet or 3.61 acres, more or less.

Being the same property conveyed to JCH Development Company, Inc., a Tennessee corporation, by quitclaim deed from Orion Realty, LLC, a Tennessee limited liability company, of record in Book 11699, Page 803, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Applicable building and zoning laws, which are not violated by existing structures and which do not prohibit the present use of the Property.

3. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 683, Register's Office for Davidson County, Tennessee.

4. Drainage Easement established by Right of Way Dedication of record in Book 6250, Page 846, said Register's Office.

5. Restriction of record in Book 6266, Page 279, and Book 6798, Page 309, said Register's Office.

6. Declaration of Restrictions and Covenants of record in Book 8969, Page 111, said Register's office, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. The Property is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cockrill Bend Warehouse of record as Instrument No. 20000927-0095766, as amended by First Amendment to Master Deed Establishing Cockrill Bend Warehouse (a condominium community) of record in Instrument No. 20081211-0119530, in said Register's Office.