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Fees:33.00 Taxes:22200.00
20150701-0063389

SPECIAL WARRANTY DEED

FROM: BRUCEWOOD PARTNERS, Grantor

TO: R MANUEL - CENTENNIAL, Grantee

This instrument was prepared by:

Warren H. Wild, Jr.
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Number(s):
R Manuel - Centennial 2319 Crestmoor Road Nashville, TN 37215	New Owner	91-009.00, 91-010.00, 91-012.00, and 91-037.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is SIX MILLION and No/100 Dollars ($6,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of June, 2015.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 6, 2017

FOR AND IN CONSIDERATION OF the sum of SIX MILLION and NO/100 Dollars ($6,000,000.00), the receipt and sufficiency of which are hereby acknowledged, BRUCEWOOD PARTNERS, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto R MANUEL - CENTENNIAL, a Tennessee general partnership ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

TRACT A

Being a parcel of land in the Urban Services District of Nashville, Davidson County, Tennessee, located north of Centennial Boulevard and extending from Fifty-First Avenue North westward to 400 feet, more or less, east of Sixty-First Avenue North and being more particularly described as follows

BEGINNING at an existing iron rod in a southwest corner of B.P. Oil Inc. Property of record in Book 6488, Page 866, R.O.D.C., said existing iron rod being in the northerly right-of-way of CSX Transportation Railroad;

THENCE, with said northerly right-of-way of railroad the following calls:

With a curve to the right 820.34 feet to a point, said curve having a central angle of 25°16'07", a radius of 1,860.08 feet, and a chord of N63°46'57"W, 813.71 feet; N51°08'53"W, 585.38 feet to a point in the easterly line of a 20-foot road;

THENCE, with said 20-foot road N06°25'53"W, 28.26 feet to a point; N51°08'53"W, 753.04 feet to a post in the easterly boundary of A. J. Land Company, LLC of record in Instrument No. 201407020058429, R.O.D.C.;

THENCE, with A.J. Land Company's line N01°27'59"E, 880.00 feet to a point in the low water of the Cumberland River;

THENCE, with meanders of low water, S46°56'21"E, 452.44 feet to a point;

THENCE, continuing with low water, S66°17'05"E, 722.28 feet to a point in the west line of Magellan Terminals Holdings, L.P. of record in Instrument No. 200402180018887, R.O.D.C.;

THENCE, with said line of Magellan the following calls:

S05°41'14"E, 50.00 feet to a point;

S06°12'38"E, 876.98 feet to a point;

N83°58'47"E, 140.01 feet to an existing iron rod;

S06°14'50"E, 49.54 feet to a P.K.set;

S30°14'50"E, 100.00 feet to a P.K.set;

S40°44'50"E, 100.00 feet to a P.K.set;

S53°14' 48"E, 100.00 feet to a existing P.K., in a southwest corner of B.P. Oil, Inc. of record in Book 6488, Page 866, R.O.D.C.;

THENCE, with B.P. Oil, Inc the following calls:

N83°45'10"E, 281.54 feet to a P.K. set;

S06°30'00"E, 362.30 feet to the point of beginning.

Containing 1,214,185 square feet or 27.87 acres, more or less.

TRACT B

Being a Parcel of land located in Nashville, First Civil District, Urban Services District, Nashville, Davidson County, Tennessee. Located north of Centennial Boulevard and South of CSX Transportation Railroad, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Centennial Boulevard, said point being the southeast corner of Payman Zad, of record in Instrument No. 201204250035228, R.O.D.C.;

THENCE, with Zad's line, N31°04'13"E, 230.54 feet to a point;

THENCE, N63°06'01"W, 127.66 feet to a point in the east right-of-way of CSX Transportation of record in Book 333, Page 218, R.O.D.C.;

THENCE, with said right-of-way and a curve to the right 405.31 feet to a point in the southerly right-of-way of CSX Transportation, said curve having a central angle of 31°11'33", a radius of 744.49 feet and a chord of S83°23'33"E, 400.32 feet;

THENCE, with southerly right-of-way of CSX Transportation S51°08'53"E, 1048.40 feet;

THENCE, continuing with said southerly right-of-way of CSX Transportation and a curve to the left 5.75 feet to the northwest corner of Lot 1 of the recorded plat of 5400 Centennial of record in Instrument No. 201405280045931, R.O.D.C., said curve having a central angle of 00°10'05", a radius of 1960.08 feet a tangent of 2.87 feet and a chord of S51°13'56"E, 5.75 feet;

THENCE, with said westerly line of said Lot 1, S32°08'38"W, 264.23 feet to a point in the northerly margin of Centennial Boulevard;

THENCE, with said northerly margin N57°51' 22"W, 1214.90 feet to a point;

THENCE, with a curve to the left 61.98 feet to the point of beginning, said curve having a central angle of 07°29'53", a radius of 473.61 feet and a chord of N61°36'16"W, 61.94 feet;

Containing 428,729 square feet or 9.84 acres, more or less.

Being part of the same property conveyed to Brucewood Partners from Armstrong Hardwood Flooring Company by deed of record as Instrument No. 20130204-0011239, dated January 31, 2013, Register's Office for Davidson County.

The Property is improved property known as 5320 Centennial Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to the terms of all leases, if any, assigned by Grantor to Grantee and assumed by Grantee, and matters appearing of record in the Register's Office of Davidson County, Tennessee as follows: (collectively, "Encumbrances"):

1. General or special taxes and assessments required to be paid in the year 2015, and subsequent years for Map-Par. 91-009.00, 91-010.00, 91-012.00, and 91-037.00, a lien, not yet due and payable, which have been prorated by Grantor and Grantee and will be paid by Grantee.

Tract A

2. Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Cheatham Lock and Dam project recorded in Book 2245, page 317, in the Register's Office for Davidson County, Tennessee ("Register's Office" and sometimes "R.O.D.C.").

3. Right of way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquids or gases to Colonial Pipeline Company recorded in Book 3804, page 55, in the Register's Office.

4. The nature, extent or lack of riparian rights or the riparian owners and the public in and to the use of the waters of the Cumberland River.

5. Right of way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquids or gases to Colonial Pipeline Company recorded in Book 3676, page 131, in the Register's Office.

6. Easement for ingress/egress to Pan American Petroleum Company as evidenced in the Deed recorded in Book 972, page 393, in the Register's Office.

7. Right of Way Easement for pipeline granted to Colonial Pipeline Company recorded in Book 3674, page 218, in the Register's Office.

8. Waterline easement contained in Book 2925, page 234, in the Register's Office.

9. Easement for switch track as evidenced in Deed recorded in Book 981, page 650, Register's Office for Davidson County, Tennessee.

Tract B

10. Dedication of Storm Sewer Easement to Metropolitan Nashville, Davidson County, Tennessee recorded in Book 4656, page 788, in the Register's Office.

11. Twenty Foot Right of Way Easement for said pipeline to Colonial Pipeline Company recorded in Book 3678, page 14, in the Register's Office.

12. Twenty Foot Right of Way Easement for said pipeline to Colonial Pipeline Company recorded in Book 3676, page 165, in the Register's Office.

13. Title to that portion of the subject property embraced within the bounds of roads and right of ways.

14. Matters shown on the Plan recorded as Instrument No. 20140528-0045931, in the Register's Office.

15. Assignment of Easement Rights by and between Brucewood Partners and NLC Partners recorded as Instrument No. 20140606-0048362, in the Register's Office.

16. Assignment of Easement Rights by and between Armstrong Hardwood Flooring Company and Brucewood Partners recorded as Instrument No. 20130204-0011240, in the Register's Office.

17. Declaration of Easements, Covenants and Restrictions recorded as Instrument No. 20140530-0046802, in the Register's Office.

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

Grantor covenants and binds Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the Encumbrances), but not further or otherwise.

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SIGNATURE PAGE FOLLOWS

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Witness its hand this 30th day of June, 2015.

BRUCEWOOD PARTNERS, a Tennessee general partnership

By: _____
Ronald D. Buck, Managing General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rebecca L. Carey, a Notary Public of said County and State, personally appeared Ronald D. Buck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing general partner of BRUCEWOOD PARTNERS, the within named bargainor, a Tennessee general partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as managing general partner.

Witness my hand and seal, at Office in Nashville, Tennessee, this 30th day of June, 2015.

_____
Notary Public

My Commission Expires: 11-6-17

REBECCA L. CAREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017