ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Trousdale, LLC 1508 Elm Hill Pike, Ste. 100 Nashville, Tennessee 37210	133-000-003.06	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (SKL) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trousdale Warehouse Partners**, a Tennessee general partnership ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **Trousdale, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property known as 3607 Trousdale in the City of Nashville, Tennessee.

Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Davidson County DEEDWARRSP
Recvd: 07/21/15 08:34 5 pgs
Fees:28.00 Taxes:11655.00
20150721-0071081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,150,000.00.

Affiant

Subscribed and sworn to before me this 15th day of July, 2015.

BRENDA L. FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

Notary Public
My Commission Expires: 11-12-2018

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on this 15th day of July, 2015, to be effective July 16, 2015.

Trousdale Warehouse Partners,
a Tennessee General Partnership

By: _____
Steve Horrell,
Manager and Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda L. Farmer, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steve Horrell, 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 Manager and Authorized Officer of Trousdale Warehouse Partners, a Tennessee general partnership, the within named bargainor, and that he/she as such Manager and Authorized Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by him/herself as Manager and Authorized Officer.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of July, 2015.

_____
Notary Public

My Commission Expires:

11-12-2018

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV. 12, 2018

7/3684023.1
043560-010 7/15/2015

Exhibit A

Legal Description

A tract of land in Nashville, in the County of Davidson, State of Tennessee, identified as Lot 2 on plat of East Radnor Industrial Subdivision, Section One, as recorded in Book 3600, page 57, in the Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Trousdale Warehouse Partners, a Tennessee general partnership by deed of record in Instrument No. 200403150029518, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Real estate taxes and assessments for the year 2015 and subsequent years, not yet due and payable.
2. All matters as shown on Plat of record in Book 3600, page 57, Register's Office for Davidson County, Tennessee.
3. Easement for spur track set forth in Deed of record in Book 3805, page 660, Register's Office for Davidson County, Tennessee.
4. Right of parties in possession of the Property, without purchase option or right of first refusal, pursuant to that unrecorded lease dated July 30, 2004, between Grantor, as lessor, and Express Courier International, Inc., as lessee.
5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Phillip E. Holmes, Jr., RLS No. 1728 on April 30, 2015, designated Job Number 04021:
   - Existing warehouse encroaches over the 30 foot minimum building setback line from the easterly boundary of the Property
   - Parking spaces encroach into the adjacent road right-of-way to the east of the Property
   - Asphalt area encroaches onto adjacent property to the south of the Property
   - Downspout encroaches over the westerly boundary of the Property

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:

