BILL GARRETT, Davidson County
Trans:T20150093860 DEEDWARR
Recvd: 11/04/15 08:12 3 pgs
Fees:18.00 Taxes:2035.00
20151104-0112199

27734-1
Box #14

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| CVC Realty, LLC<br>2518 Plum Street<br>Nashville, Tennessee 37207-4014 | New Owner | 03415002600 |

# 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, **OUTDOOR WOOD WORKS, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **CVC REALTY, LLC**, a Tennessee limited liability company, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Situated in Davidson County, Tennessee, being Lot No. 9 on the Plan of Rivergate Industrial Park, Section 2, as of record in Plat Book 6900, Page 239, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING all of the same property conveyed to Outdoor Wood Works, LLC, a Tennessee limited liability company by Warranty Deed dated March 14, 2007 from Christopher Sperlich, Scott Smith, and John Tucker, of record in Instrument No. 20070321-0034113, Register's Office for Davidson County, Tennessee, subject to Articles of Organization of Outdoor Woodwork, L.L.C., of record in Book 10967, Page 785, said Register's Office.

Outdoor Wood Works, LLC, a Tennessee limited liability company and Outdoor Woodwork, L.L.C. being one and the same entity.

**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 A; 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 3rd day of November, 2015.

OUTDOOR WOOD WORKS, LLC,
a Tennessee limited liability company

By:
Name: Charles C. Griffith
Its: Member and Chief Officer

By:
Name: Charles E. Griffith
Its: Member, Secretary and Treasurer

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

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles C. Griffith with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Officer and Member of OUTDOOR WOOD WORKS, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Chief Officer and Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Chief Officer and Member.

**WITNESS** my hand, at office, this 3rd day of November, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles E. Griffith with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary, Treasurer and Member of OUTDOOR WOOD WORKS, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Secretary, Treasurer and Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Secretary, Treasurer and Member.

**WITNESS** my hand, at office, this 3rd day of November, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

The actual consideration or value, whichever is greater, for this transfer is $550,000.

Affiant

Subscribed and sworn to before me this
3rd day of November, 2015.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**EXHIBIT A**
**Permitted Encumbrances**

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 034-15-0-026-00 (Lot 9).

2. All Matters shown on the Plan of record in Plat Book 6900, Page 239, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20081124-0115131, said Register's Office.

4. Subject to a Corps of Engineers' flowage easement along the Cumberland River, as stated in the Deed in Book 6663, Page 758, said Register's Office.

5. Subject to a 30-foot utility easement for sewer, gas, water and electricity retained in the Deed to Seaboard System Railroad, Inc., a Virginia corporation, of record in Book 6663, Page 758, said Register's Office.

6. Deed of Conveyance for sanitary sewer, of record in Book 7026, Page 930, said Register's Office.

7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081124-0115108, said Register's Office.