BILL GARRETT, Davidson County
Trans:T20160018744 DEEDWARRSP
Recvd: 03/07/16 16:04 4 pgs
Fees:23.00 Taxes:9509.00

20160307-0021928

This Instrument Prepared By:
Parker S. Hanks
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203

Address New Owner as Follows:	*Send Tax Bills To*
PAP Kraft Drive LTD. c/o Magnetic Ticket & Label Corporation 8719 Diplomacy Row Dallas, Texas 75247	PAP Kraft Drive LTD. c/o Magnetic Ticket & Label Corporation 8719 Diplomacy Row Dallas, Texas 75247
Map & Parcel Nos.: 118-12-0-040.00	

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **F&S INVESTMENTS PARTNERSHIP**, a Tennessee general partnership ("**Grantor**") has bargained and sold, and hereby transfers and conveys to **PAP KRAFT DRIVE LTD.**, a Texas limited partnership ("**Grantee**"), its successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at 2911 Kraft Drive, Nashville, Tennessee.

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

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,570,000.00.

Brandy Goman
Affiant

Subscribed and sworn to before me this 7th day of March, 2016.

Notary Public
My Commission Expires: 8/23/16

MICHAEL PERRY DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

Executed as of the 4th day of March, 2016.

GRANTOR:

F&S INVESTMENTS PARTNERSHIP,
a Tennessee general partnership

By: _____

Name: JAMES SCHULMAN

Its: PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Lindsey Mulloy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the partner of F&S Investments Partnership, a Tennessee general partnership (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand, at office, this 4 day of March, 2016.

LINDSEY MULLOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of WILLIAMSON

_____
Notary Public
My Commission Expires: 11/5/16

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 146, 147, 148 and 149, as shown on the map entitled Sidco, Section One, Second Addition, of record in Book 2330, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to F&S PROPERTIES, A GENERAL PARTNERSHIP, by deed from TENNESSEE BUILDING PRODUCTS, INC., of record in Book 6149, Page 8, dated September 30, 1983, said Register's Office. F&S PROPERTIES, A GENERAL PARTNERSHIP is now known as F&S INVESTMENTS, LLC pursuant to Articles of Conversion of record in Book 9725, Page 769, said Register's Office. F & S INVESTMENTS, LLC has merged into F&S INVESTMENTS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP pursuant to Articles of Merger of record in Instrument No. 200001120004224, said Register's Office.

EXHIBIT "B"

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 118-12-0-040.00.

2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Property.

3. Rights and claims of parties in possession.

4. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

5. Matters shown on the Plan of record in Book 2330, Page 134, said Register's Office.

6. Storm Sewer Easement of record in Book 4124, Page 304, said Register's Office.

7. Reservation of rights relating to materials essential to the production of fissionable materials of record in Book 2152, Page 347, said Register's Office.