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

Davidson County DEEDWARR
Recvd: 04/22/16 16:15 4 pgs
Fees:23.00 Taxes:329.30
20160422-0039577

28264-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CVC REALTY, LLC 2518 Plum Street Nashville, Tennessee 37207-4014	New Owner	03415002500

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, **ROBERT DONALD BARNHART, II**, (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:

> LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Rivergate Industrial Park, Section 2, as of record in Book 6900, Page 239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Robert D. Barnhart and wife, Peggy L. Barnhart by Deed dated November 27th, 2000 from Carlyle D. Apple, as to a 60% undivided interest and Charles N. Parker, Trustee for The Estate of Marilyn A. Baker, as to a 40% undivided interest, of record in Instrument No. 20001129-0117153, said Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce, of record in Civil Action No. 02D-107, Fourth Circuit Court for said county. The said property was further conveyed to Robert Donald Barnhart, II by Quitclaim Deed dated May 28th, 2003 from Peggy Lynn Barnhart, of record in Instrument No. 20030529-0072487, said Register's Office for said county. Peggy L. Barnhart being one and the same person as Peggy Lynn Barnhart. Robert D. Barnhart being one and the same person as Robert Donald Barnhart, II.

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 he 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 himself, his heirs, 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 22nd day of April, 2016.

Robert Donald Barnhart, II

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Donald Barnhart, II, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 22nd day of April, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $89,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 03415002500.

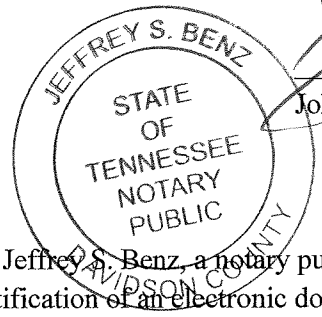
3. All Matters as shown on the Plan of record in Plat Book 6900, Page 239, Register's Office for Davidson County, Tennessee.

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 as reserved in the Deed in Book 6663, Page 758, said Register's Office.

6. Deed of Conveyances for Sanitary Sewer in Book 7026, Page 930 and Book 8855, Page 666, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019