This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

Davidson County DEEDWARRSP
Recvd: 05/24/16 11:27 5 pgs
Fees:28.00 Taxes:16465.00
20160524-0051946

SPECIAL WARRANTY DEED

Grantor: **Dale H. Nichols, Sr.**

Grantee: **Harding Business Park, a Tennessee general partnership composed of Hawkins Family Partnership, a Tennessee general partnership as General Partner, and Lackey Family Partnership, a Tennessee General Partnership as General Partner.**

County: **Davidson, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Harding Business Park	**Map and Parcel No. (s):**
760 Melrose Avenue	134-00-00170.00
Nashville, TN 37211	

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $4,450,000. Affiant	Subscribed and sworn to before me, this 23rd day of May, 2016. Notary Public My commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), and other good and valuable consideration, **Dale H. Nichols, Sr.** ("Grantor") has this day bargained and sold, and does hereby transfer and convey, unto **Harding Business Park, a Tennessee general partnership composed of Hawkins Family Partnership, a Tennessee general partnership as General Partner, and Lackey Family Partnership, a Tennessee General Partnership as General Partner**, ("Grantee") its successors and assigns, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever with the exception of the lease agreement between Grantor and XO Communications Services, Inc., described in the attached Exhibit A.

Grantor further covenants and bind himself, his heirs and representatives, to warrant and forever defend the title to the Property to Grantee, its successors, heirs and assigns, against the claims of all persons claiming by or through Grantor, but no further.

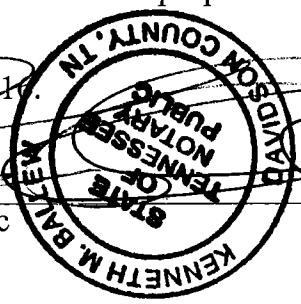
IN WITNESS WHEREOF, Grantor has signed this Deed on his 23rd day of May, 2016.

Dale H. Nichols, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dale H. Nichols, Sr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2016.



Notary Public

My Commission Expires 5-6-17.

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EXHIBIT A

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of Section 2, Harding Industrial Park, as of record in Plat Book 4300, page 100, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the northerly right-of-way line of Harding Industrial Drive, 60 feet in width, at a corner common with Lot 1 of Harding Industrial Park, as of record in Plat Book 4460, page 1, at the Register's Office for Davidson County, Tennessee, also being the property of C & N Realty, LP, as of record in Deed Book 8817, page 279, Register's Office for Davidson County, Tennessee;

Thence with northerly right-of-way line of Harding Industrial Drive, North 51 Deg 00 Min 00 Sec West, 314.60 feet to an existing iron rod, at a corner common with the Harding Business Park, as of record in Deed Book 6443, page 537, Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Harding Industrial Drive, with the easterly property line of Harding Business Park North 39 Deg 00 Min 00 Sec East, 665.00 feet to an existing iron rod (witness) at a total distance of 778.00 feet to the center of Mill Creek, and the southerly property line of Kenneth B. Miles, et ux, as of record in Deed Book 1151, page 218, Register's Office for Davidson County, Tennessee;

Thence with a witness line through said Lot 2, South 57 Deg 20 Min 53 Sec East, 316.54 feet to an iron rod set (witness) at a corner common with said Lot 1, said iron rod set (witness) being located South 39 Deg 00 MIN 00 SEC West, 150.00 feet from the center of Mill Creek;

Thence with the westerly property line of said Lot 1, South 39 Deg 00 MIN 00 SEC West, 700.00 feet to the point of beginning, containing a total of 5.9 acres, more or less and containing 214,714 square feet or 4.929 acres, more or less to the witness line, according to the survey of Lot 2 Section 2, Harding Industrial Park, dated March 16, 2016, by Cherry Land Surveying, Inc., R. Scott Cherry, Tennessee No. 1512.

Being the same property conveyed to Dale H. Nichols, Sr., by deed from Charles S. Nichols, of record as instrument No. 20010913-0099988, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

All matters shown on the Plan of Record in Book 4300, page 100, RODC.

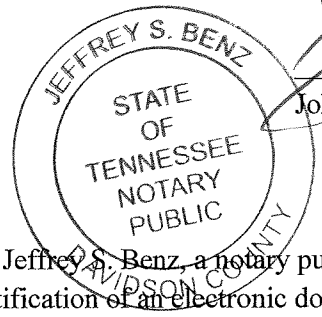
Easements of record in Book 4466, page 601; Book 6455, page 478; and Book 7624, page 939, Register's Office Davidson County.

2016 Property Taxes, a lien not yet due and payable. Currently referenced as Map and Parcel #134-00-0-170.00.

Easements, approximate location of 100 year flood plain, approximate location of Flood Fringe, fence and concrete walk encroachment onto the adjoining Lot No. 1 along the Southerly portion of the Easterly property line, Notes, and all matters as shown on the ALTA/NSPS Land Title Survey of Lot 2 Section 2, Harding Industrial Park, dated March 16, 2016, by Cherry Land Surveying, Inc., R. Scott Cherry, Tennessee No. 1512.

Lease Agreement, not recorded with the Register's Office, dated May 27, 2015, by and between Grantor and XO Communications Services, LLC, ("XO") a copy of which has been delivered to Grantee, permitting XO use of a portion of the improvements situated on the Property as described in the lease agreement in addition to the space occupied by tenant's trailer containing a generator.

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