BILL GARRETT, Davidson County
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Fees:33.00 Taxes:11243.93
20160601-0055113

SPECIAL WARRANTY DEED

FROM: Spence Lane General Partnership

TO: Old Town Trolley Tours of Nashville, Inc.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Numbers |
|---|---|---|
| Old Town Trolley Tours of Nashville, Inc.<br>Attn: Chris Belland<br>201 Front Street, Suite 224<br>Key West, FL 33040 | Same | Map 94, Parcels 142 and 161 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $3,038,900.00.

Affiant

Sworn to and subscribed before me, this 31 day of May, 2016.

STEPHANIE MONSALVATGE
Commission # FF 144352
Expires November 23, 2018
Bonded Thru Troy Fein Insurance 800-385-7019

Notary Public

My ~~Commission Expires~~: _____

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Spence Lane General Partnership, a Tennessee general partnership** (the "Seller") by these presents does transfer, sell and convey unto **Old Town Trolley Tours of Nashville, Inc., a Tennessee corporation** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 120 Spence Lane, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 1st day of June, 2016.

SELLER: Spence Lane General Partnership,
a Tennessee general partnership

By: _____
Ronald E. Wenzler, II, General Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ronald E. Wenzler, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Spence Lane General Partnership, a Tennessee general partnership, the within named bargainor, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 1st day of June, 2016.

Traci Sellers
NOTARY PUBLIC
Traci Sellers Notary Public

My Commission Expires: _____

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
March 6, 2018
STATE OF TENNESSEE

## EXHIBIT A

## PROPERTY DESCRIPTION

Land situated in the 2nd Civil District, City of Nashville, County of Davidson, State of Tennessee, and described as follows, to-wit:

PARCEL 142

Beginning at an iron pin on the easterly margin of Spence Lane and the southwestern corner of the Volunteer Electric, Inc. Property, as of record in Book 7728, page 926, Registers Office for Davidson County, Tennessee and being more particularly described as follows:

(1) Thence along the southern boundary line of the Volunteer Electric, Inc. property, N 80 deg. 30' 41" E, 229.70 feet to an iron pin;

(2) Thence along the eastern property line of the Volunteer Electric, Inc. property, N 12 deg. 51' 11" E, 214.42 feet to an iron pin;

(3) Thence along the northern property line of the Volunteer Electric, Inc. property, N 75 deg. 08' 49" W, 22.00 feet to an iron pin;

(4) Thence along the eastern property line of the Volunteer Electric, Inc. property, N 12 deg. 51' 11" E, 160.00 feet to an iron pin;

(5) Thence along the southern property line of the Jenkins property, S 75 deg. 08' 49" E, 85.47 feet to an iron pin;

(6) Thence along the southern property lines of the PIP of Tennessee, Inc. and the Pruitt Properties, S 78 deg. 01' 13" E, 488.55 feet to a concrete monument;

(7) Thence with a curve to the left, having a central angle of 15 deg. 09' 13", a radius of 836.77 feet and an arc length of 221.38 feet to an iron pin;

(8) Thence along the western property line of the Rolling Frito-Lay Sales, LP property, S 00 deg. 48' 35" W, 10.47 feet to an iron pin;

(9) Thence along the northern property line of the Rolling Frito-Lay Sales, LP property, S 87 deg. 32' 21" W, 149.56 feet to an iron pin;

(10) Thence along the northern property line of the Rolling Frito-Lay Sales, LP property, S 80 deg. 41' 40" W, 700.14 feet to an iron pin;

(11) Thence along the easterly margin of Spence Lane, with a curve to the right, having a central angle of 01 deg. 49' 07", a radius of 823.35 feet and an arc length of 26.13 feet to an iron pin;

(12) Thence along the easterly margin of Spence Lane, with a curve to the right, having a central angle of 01 deg. 43' 30", a radius of 1315.40 feet and an arc length of 39.60 feet to the point of beginning, containing 203,801.49 square feet or 4.68 acres.

PARCEL 161

Beginning at an iron pin on the easterly margin of Spence Lane and the northwestern corner of the Rolling Frito-Lay Sales, LP property, as of record in Instrument No. 20050311- 0027199, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Thence along the northern property line of the Rolling Frito-Lay Sales, LP property, N 80 deg. 41' 40" E, 700.14 feet to an iron pin; thence N 87 deg. 32' 21" E, 149.56 feet to the true point of beginning:

(1) Thence N 00 deg. 48' 35" E, 10.47 feet to an iron pin;

(2) Thence with a curve to the right, having a central angle of 15 deg. 09' 13", a radius of 836.77 feet and an arc length of 221.38 feet to an iron pin; (3) Thence S 78 deg. 01' 13" E, 30.00 feet to an iron pin;

(4) Thence with a curve to the left, having a central angle of 15 deg. 08' 53", a radius of 806.77 feet an arc length of 213.29 feet to an iron pin;

(5) Thence S 86 deg. 40' 50" W, 30.00 feet to the point of beginning, containing 6518.40 square feet or 0.15 acres.

The above Parcel 142 and Parcel 161 descriptions are taken from Survey Number 06070, dated June 13, 2006, prepared by Volunteer Land Surveying Services, Surveyors, Phillip E. Holmes, TRLS#1728.

Being the same property conveyed to SPENCE LANE GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP by deed from WLH REALTY, INC., A TENNESSEE CORPORATION of record in Instrument No. 20060714-0085303, dated July 14, 2006, said Register's Office.

Also conveyed is a sewer and water easement, each being 10.00 feet in width and serving said Lot 13, the centerline of the sewer line being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way of Spence Lane, said point being approximately 101.10 feet, more of less, south along said right-of-way from an iron pin in concrete in the northwest corner of Lot 13A on said Second Resubdivision of Section 15, River Hills Industrial Park, and being in the southwest corner of Section 9, River Hills Industrial Park, of record in Book 4660, Page 66, and proceeding, leaving the easterly right-of-way of Spence Lane, south 22 degrees 37 minutes east, a distance of 67.42 feet to a point; thence, south 81 degrees 40 minutes east, a distance of 41.00 feet to a point; thence, south 77 degrees 51 minutes east, a distance of 62.05 feet to a point; thence, south 85 degrees 35 minutes east, a distance of 51.28 feet to a point in the westerly boundary of lot 13 on the Second Resubdivision of Section 15, River Hills Industrial Park; and the centerline of the water line being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way of Spence Lane, said point being approximately 163.00 feet, more or less, south along said right-of-way from an iron pin in concrete in the northwest corner of Lot 13A on the above Second Resubdivision of Section 15, River Hills Industrial Park, and being in the southwest corner of Section 9, River Hills Industrial Park, of record in Book 4660, page 66, and proceeding; leaving said easterly right-of-way, south 82 degrees 06 minutes east a distance of 191.00

feet, more or less, to the westerly boundary of said Lot 13 on the Second Resubdivision of Section 15, River Hills Industrial Park.

The above sewer and water easement descriptions are taken from the mortgage survey of the Cem-Fil Corporation Tract, dated December 4, 1978, by Turner Engineering Company, Inc.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Taxes for the year 2016 and future years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 5800, Page 5, and in Book 5210, Page 264, said Register's Office.

3. Transmission Line Easement of record in Book 1291, Page 115, said Register's Office.

4. Easement for ingress and egress retained for the benefit of Lot 13A as set forth in the deed of record in Book 5806, Page 532, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6335, Page 783, said Register's Office.