BILL GARRETT, Davidson County
Trans:T20160047093 DEEDWARRSP
Recvd: 06/03/16 14:36 4 pgs
Fees:23.00 Taxes:7585.00
20160603-0056317

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
KPCD, LLC Attn: Kenneth Powers 5000 Crossing Circle Suite 103 Mt. Juliet, TN 37122	SAME	091-16-0-162

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **R. THOMAS PATTEN** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **KPCD, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. And Grantor does covenant with the 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 for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page follows.)

2nd IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names on this 2nd day of June, 2016.

GRANTOR:

R. Thomas Patten

R. THOMAS PATTEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, R. THOMAS PATTEN, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 2nd day of June, 2016.

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

Ashley Crosby

NOTARY PUBLIC
My Commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Kenneth M Pearce

AFFIANT

Subscribed and sworn before me this 3rd day of June, 2016.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Bettie Jane Winton

Notary Public
My Commission expires: 9/11/17

Exhibit A
Legal Description

BEING located in the 24st Councilmanic District of Davidson County, Tennessee, being located northeasterly of the U.S. Highway 70 (State Route 24, Charlotte Avenue) and 42nd Avenue North intersection and being all of the Associated Warehouse Properties II Property as recorded as Deed Book 7715, Page 838, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a new 5/8" iron pin monument at the northerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) and westerly right-of-way of CSX Transportation Railroad and southeasterly corner to this tract and TRUE POINT OF BEGINNING;

Thence leaving said westerly right-of-way of CSX Transportation Railroad and continuing along with the northerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue), S 87°56'19" W a distance of 209.43' to a new 1" brass disk monument, said monument being a southeasterly corner common to the State of Tennessee Property, as recorded as Deed Book 772, Page 319, in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly right-of-way of U.S. Highway 70 (State Route 24, Charlotte Avenue) and continuing along with the easterly line of the State of Tennessee Property, N 04°01'13" E a distance of 353.37' to a new iron pin monument, said monument being the westerly right-of-way of CSX Transportation Railroad;

Thence leaving said State of Tennessee Property and continuing along with the westerly right-of-way of CSX Transportation Railroad, S 28°08'32" E a distance of 391.22' to a new iron pin monument, which is the point of beginning, having an area of 36,795 square feet, 0.84 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated January 22, 2016

Being a part of the property conveyed to R. Thomas Patten from Associated Warehouse Properties II, a Tennessee general partnership, by Quitclaim Deed, of record in Instrument Number: 20150814-0081917, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. 2016 property taxes, a lien not yet due and payable.

2. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4360, Page 661, in the Register's Office for Davidson County, Tennessee.