OFFICIAL SEAL
JANET E. KEATING
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires October 29, 2019

BILL GARRETT, Davidson County
Trans:T20160047199 DEEDWARRSP
Recvd: 06/06/16 08:58 5 pgs
Fees:28.00 Taxes:4699.00
20160606-0056471

STATE OF Arizona
COUNTY OF Maricopa

The actual consideration or value, whichever is greater, for this transfer is $ 1,270,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2016.

Notary Public
My commission expires: October 29, 2019

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Crafco, Inc. 6165 W. Detroit St. Chandler, Arizona 85226	Same	Map 082-15 Parcel 004.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ELM HILL DEVELOPMENT CORPORATION, a Tennessee corporation ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto CRAFCO, INC., an Arizona corporation ("GRANTEE"), its successors and assigns, certain land in Nashville, Davidson County, Tennessee, being described more particularly hereinafter, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property"). Said land is described as follows:

Land in the First Civil District of Nashville, Davidson County, Tennessee and being Lot Nos. 95, 96, 97 and part of Lot Nos. 94, 98 and 99, as shown on the plan of Shelby's First Addition to Edgefield, as recorded in Plat Book 12, Page 524, Register's Office for said County, and more particularly described as follows:

BEGINNING at a lead point in a concrete walk at the northeast corner of North Second Street and Howerton Street; thence along the easterly right-of-way of North Second Street N 25 degrees 03 minutes 54 seconds W, 106.92 feet to a lead point in a concrete walk; thence along a curve to the right, having a radius of 18.5', a distance of 16.32 feet to a point; thence along a curve to the left, having a radius of 50 feet, a distance of 96.51 feet to a lead point in a concrete walk; thence N 25 degrees 45 minutes 55 seconds W, 6.82

feet to an iron pin in the southerly margin of Metro Alley No. 255 (now closed); thence along said alley margin N 64 degrees 46 minutes 06 seconds E 227.33 feet to an iron pin set in the westerly right-of-way of Interstate 65; thence along said Interstate 65 right-of-way S 51 degrees 15 minutes 52 seconds E, 90.15 feet to a concrete highway monument; thence continuing along said Interstate 65 right-of-way S 26 degrees 31 minutes 39 seconds E, 128.98 feet to a concrete highway monument in the northerly right-of-way of Howerton Street; thence along the said northerly right-of-way of Howerton Street; S 64 degrees 46 minutes 06 seconds W, 270.29 feet to the point of beginning and containing 1.22 acres, more or less.

Being the same property conveyed to Elm Hill Development Corporation by deed of record in Book 9359, page 960, Register's Office for Davidson County, Tennessee.

Property address: 201 Howerton Street, Nashville, Tennessee 37213.

The warranty of this conveyance is made expressly subject to the matters set forth on Exhibit A, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds it successors and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN ADDITION, GRANTOR does hereby quitclaim unto GRANTEE all of GRANTOR'S interest in and to the following-described property, being the description contained in that certain ALTA/ACSM Land Title Survey of Collier Engineering Co., Inc., revision dated May 26, 2016, a copy of which survey is attached hereto as Exhibit B:

Being a parcel of land within the first civil district of Nashville and Davidson County, Tennessee and located west of Interstate 24, north of Howerton Avenue, east of the centerline of the right of way of North 2nd Street, abandoned, and south of the centerline of a 16' alley, abandoned; said parcel including lots 95, 96, 97 and a portion of lots 94, 98, and 99, as shown on the plan of Shelby's First Addition to Edgefield as recorded in Plat Book 12, page 524 at the Register's Office of Davidson County and being more particularly described as follows:

Beginning at a PK nail, set this survey, said point being N24°36'30"W, a distance of 25' from the center line intersection of North 2nd Street and Howerton Avenue, said point also being the southernmost corner of the

herein described parcel; thence with the centerline of the right of way of N 2nd St, said right of way being closed and abandoned as per Metro Bill #2009-469, of record at the Metropolitan Clerk's Office of Davidson County, N24°40'36"W a distance of 209.85' to a scribed "X" in an old concrete walk;

Thence, leaving the centerline of said abandoned right of way N71°14'35"E a distance of 10.37' to a PK nail set in the southerly right of way of a 16' alley, said alley being closed and abandoned as per Metro Bill #78-927, of record at the Metropolitan Clerk's Office of Davidson County; thence, leaving said southerly right of way, N24°40'36"W a distance of 9.20' to an iron pin set in the center line of said abandoned alley; thence, with said centerline, N65°09'44"E a distance of 240.41' to a PK nail set in the asphalt on the westerly edge of the right of way of Interstate 24; thence with said right of way S35°00'03"E a distance of 8.13' to a PK nail set in the asphalt; thence, continuing with said right of way, S50°52'14"E a distance of 90.15' to an iron pin set; thence, continuing with said right of way, S26°08'01"E a distance of 128.98' to a drill hole in the top of a concrete wall where an old fence post once stood, according to existing deed, in the northerly right of way of Howerton Avenue; thence with said right of way S65°09' 44"W a distance of 295.27' to the point of beginning and containing 1.42 acres (61,823 square feet) more or less according to a survey by Collier Engineering dated 5/27/2016.

WITNESS GRANTOR'S hand this 2nd day of June, 2016.

ELM HILL DEVELOPMENT CORPORATION

By: Larry M. Beadle

Larry M. Beadle, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a notary public of the state and county aforementioned, personally appeared Larry M. Beadle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Elm Hill Development Corporation, the within-named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal in Nashville, Tennessee, this the 2nd day of June, 2016.

Joe Vaulx Crockett III

Notary Public
My Commission Expires: _____

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

EXCEPTIONS TO TITLE

201 Howerton Street
Nashville, Tennessee 37213

The Property is conveyed subject to the following matters:

1. Davidson County property taxes for the year 2016 which will be paid by GRANTEE.

2. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 12, Page 524 Register's Office for Davidson County, Tennessee.

3. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 5200, Page 72 said Register's Office.

4. Easements of record as Instrument No. 20030911-0133394, said Register's Office.

5. Easements of record in Book 3952, Page 07, said Register's Office.

6. Easements of record in Book 3952, Page 919, said Register's Office.

7. Right of the State of Tennessee to perform necessary maintenance of the slopes adjoining controlled access highway, of record in Book 3952, Pages 907 & 919, said Register's Office.

GENERAL NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. PROPERTY ADDRESS: 201 HOWERTON AVENUE, NASHVILLE & DAVIDSON COUNTY, TN 37213

3. PROPERTY SHOWN HEREON IS LOCATED IN ZONE X ACCORDING TO F.E.M.A. FLOOD RATE MAP NUMBER 47037E 217 F, EFFECTIVE DATE APRIL 20, 2001

4. VERTICAL & HORIZONTAL CONTROL BASED ON GPS OBSERVATIONS TAKEN IN THE FIELD AND ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM. CONTOURS GENERATED FROM FIELD RUN SURVEY DRAWN AT ONE FOOT INTERVALS AND INDEX CONTOURS DRAWN AT FIVE FOOT INTERVALS. VERTICAL DATUM-NAVD88; HORIZONTAL DATUM-NAD83

5. ZONING REGULATIONS; PROPERTY ZONED "I A" (INDUSTRIAL RESTRICTED)
MINIMUM BUILDING SETBACKS:
FRONT=5' (ALONG STREETS)
SIDE= NONE REQUIRED
REAR= 20'

6. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTANCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111.

LEGAL DESCRIPTION

BEING A PARCEL OF LAND WITHIN THE FIRST CIVIL DISTRICT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND LOCATED WEST OF INTERSTATE 24, NORTH OF HOWERTON AVENUE, EAST OF THE CENTERLINE OF THE RIGHT OF WAY OF NORTH 2ND STREET, ABANDONED, AND SOUTH OF THE CENTERLINE OF A 16' ALLEY, ABANDONED, SAID PARCEL INCLUDING LOTS 95, 96, 97 AND A PORTION OF LOTS 94, 98, AND 99, AS SHOWN ON THE PLAN OF SHELBY'S FIRST ADDITION TO EDGEFIELD AS RECORDED IN PLAT BOOK 12, PAGE 524 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL, SET THIS SURVEY, SAID POINT BEING N24°36'30"W, A DISTANCE OF 25' FROM THE CENTER LINE INTERSECTION OF NORTH 2ND STREET AND HOWERTON AVENUE, SAID POINT ALSO BEING THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE WITH THE CENTERLINE OF THE RIGHT OF WAY OF N 2ND ST, SAID RIGHT OF WAY BEING CLOSED AND ABANDONED AS PER METRO BILL #2009-469, OF RECORD AT THE METROPOLITIAN CLERKS OFFICE OF DAVIDSON COUNTY, N24°40'36"W A DISTANCE OF 209.85' TO A SCRIBED "I" IN AN OLD CONCRETE WALK; THENCE, LEAVING THE CENTERLINE OF SAID ABANDONED RIGHT OF WAY N71°14'35"E A DISTANCE OF 10.37' TO A PK NAIL SET IN THE SOUTHERLY RIGHT OF WAY OF A 16' ALLEY, SAID ALLEY BEING CLOSED AND ABANDONED AS PER METRO BILL #78-927, OF RECORD AT THE METROPOLITIAN CLERKS OFFICE OF DAVIDSON COUNTY; THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY, N24°40'36"W A DISTANCE OF 9.20' TO AN IRON PIN SET IN THE CENTER LINE OF SAID ABANDONED ALLEY; THENCE, WITH SAID CENTERLINE, N65°09'44"E A DISTANCE OF 240.41' TO A PK NAIL SET IN THE ASPHALT ON THE WESTERLY EDGE OF THE RIGHT OF WAY OF INTERSTATE 24; THENCE WITH SAID RIGHT OF WAY S35°00'03"E A DISTANCE OF 8.13' TO A PK NAIL SET IN THE ASPHALT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S30°52'14"E A DISTANCE OF 90.15' TO AN IRON PIN SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S26°08'01"E A DISTANCE OF 128.98' TO A DRILL HOLE IN THE TOP OF A CONCRETE WALL WHERE AN OLD FENCE POST ONCE STOOD, ACCORDING TO EXISTING DEED, IN THE NORTHERLY RIGHT OF WAY OF HOWERTON AVENUE; THENCE WITH SAID RIGHT OF WAY S65°09'44"W A DISTANCE OF 295.27' TO THE POINT OF BEGINNING AND CONTAINING 1.42 ACRES (61,823 SQUARE FEET) MORE OR LESS.

DEED REFERENCE

BEING PROPERTY CONVEYED TO ELM HILL DEVELOPMENT CORPORARTION BY DEED OF RECORD IN BOOK 9359, PAGE 960 AT THE REGISTERS OFFICE OF DAVIDSON COUNTY

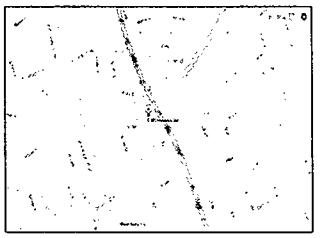
PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 4.00 AS SHOWN ON METRO DAVIDSON COUNTY MAP NUMBER 82-15

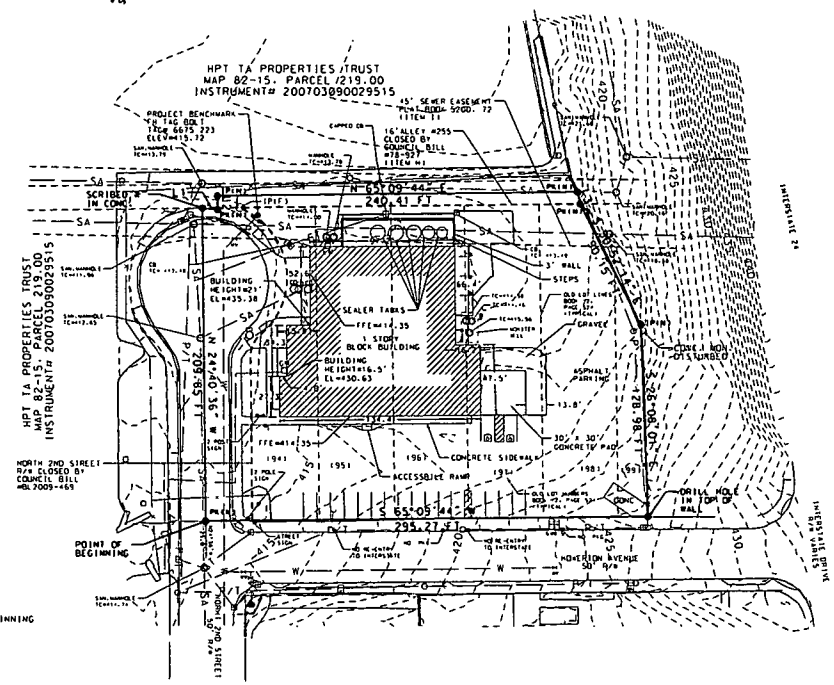
PLAT REFERENCE

BEING LOTS 95, 96, 97 AND PART OF LOTS 94, 98 AND 99 AS SHOWN ON THE PLAN OF SHELBY'S FIRST ADDITION TO EDGEFIELD, AS RECORDED IN PLAT BOOK 12, PAGE 524, AT THE REGISTERS OFFICE OF DAVIDSON COUNTY

NUMBER	DIRECTION	DISTANCE
L1	N 71°14'35" E	10.37 FT
L2	N 24°40'36" W	9.20 FT
L3	S 35°00'03" E	8.13 FT



VICINITY MAP
(NOT TO SCALE)



LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
•	CONC MONUMENT FOUND	■	CATCH BASIN
○	IRON PIN FOUND	⋈	WATER VALVE
●	IRON PIN SET	●	FIRE HYDRANT
⊣	GUY ANCHOR	○	MANHOLE
○	UTILITY POLE	•	BOLLARD
▪	SIGN	—w—	WATER LINE
W	WATER METER	—G—	GAS LINE
○	LIGHT POLE	—P—	POWER LINE
R	ELECTRIC METER	—P/T—	POWER/TELEPHONE LINE
○	CLEAN OUT	—S—	SANITARY SEWER LINE
G	GAS METER	—ST—	STORM SEWER LINE
▫	TELEPHONE BOX	—500—	CONTOUR LINE W/ LABEL

40 0 40 80 120
Scale: 1" = 40'

AREA = 1.42 ACRES OR 61,823 SQ. FT.

SURVEYOR'S CERTIFICATE

TO CRAFCO, INC., AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 9, 11, 13, 14, 16 & 19 OF TABLE "A" THEREOF.

THE FIELDWORK WAS COMPLETED ON 5/20/2016

DATE OF PLAT OR MAP: 5/27/2016

THOMAS W CROW, P.L.S.

TENNESSEE R.L.S. # 2758

SCHEDULE B - SECTION II - EXCEPTIONS

TITLE COMMITMENT NUMBER 8625, DATED APRIL 27, 2016

H. SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD AT PLAT BOOK 12, PAGE 524, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS SHOWN

I. SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD AT PLAT BOOK 5200, PAGE 72, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS SHOWN

J. EASEMENTS OF RECORD AT INSTRUMENT NO. 20030911-0133394, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. (POLE MOUNTED ANTENNA EASEMENT ON BUILDING, NOT PLOTTABLE)

K. EASEMENTS OF RECORD AT BOOK 3952, PAGE 907, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. (PORTION OF PARCEL PURCHASED, FEE SIMPLE, BY THE STATE OF TENNESSEE FOR CONTROLLED ACCESS HIGHWAY, NOT PLOTTABLE)

L. EASEMENTS OF RECORD AT BOOK 3952, PAGE 919, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. (PORTION OF PARCEL PURCHASED, FEE SIMPLE, BY THE STATE OF TENNESSEE FOR CONTROLLED ACCESS HIGHWAY, NOT PLOTTABLE)

M. RIGHT OF THE STATE OF TENNESSEE TO PERFORM NECESSARY MAINTENANCE OF THE SLOPES ADJOINING CONTROLLED ACCESS HIGHWAY, OF RECORD AT BOOK 3952, PAGES 907 & 919, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. (PORTION OF PARCEL PURCHASED, FEE SIMPLE, BY THE STATE OF TENNESSEE FOR CONTROLLED ACCESS HIGHWAY, NOT PLOTTABLE)

N. MEMORANDUM OF LEASE BETWEEN ELM HILL DEVELOPMENT CORPORATION, LESSOR AND PAVING MAINTENANCE SUPPLY, INC. OF RECORD AT INSTRUMENT NO. 20141013100090023, DISCHARGE AND RELEASE TRUST DEED OF RECORD AT INSTRUMENT NO. 20011129013114Z, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

REVISIONS

NO	DATE	BY	DESCRIPTION
1	5/27/2016	TWC	ALTA UPDATE

CE COLLIER
ENGINEERING CO., INC.
CONSULTING DESIGN CONSTRUCTION
5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

201 HOWERTON AVENUE
NASHVILLE & DAVIDSON COUNTY, TN
ALTA/ACSM LAND TITLE SURVEY

THOMAS WILLIAM CROW
LICENSED LAND SURVEYOR
2758
REGISTERED
TENNESSEE NO. 2758

DATE: 2/13/2014
DRAWN BY: TWC
SUPERVISED BY: TWC
CHECKED BY: JD

PROJECT NO:
PVI-14-002

YEAR: 2016_(BEX)

SHEET NO: 1 OF 1

EXHIBIT B