BILL GARRETT, Davidson County
Trans:T20160051219 DEEDWARRSP
Recvd: 06/16/16 14:39 4 pgs
Fees:23.00 Taxes:7129.90
20160616-0061222

This Instrument Prepared By:
Thomas C Scott
Tune, Entrekin & White, P.C.
315 Deaderick St., Suite 1700
Nashville, TN 37238

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Keel Up Holdings, G.P. 1 Terminal Dr., Suite 302 Nashville, TN 37214	SAME	Map: 107 Parcel: 105.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, OLD TOWN TROLLEY TOURS OF NASHVILLE, INC. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto KEEL UP HOLDINGS, G.P. a Tennessee general partnership (the "Grantee"), its successors, and assigns, a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Metropolitan Industrial Park, Phase II, Section 13, as of record in Plat Book 5190, page 470, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Phillip E. Holmes, Jr., TN RLS # 1728, Volunteer Land Surveying Services, P.O. Box 368, Lebanon, TN 37088, File No. 14022, dated June 30, 2014 and updated May 26, 2016, and more particularly described as follows:

Beginning at an existing iron pin in the south right of way line of Air Lane Drive being 60 feet in width, said road also being a corner common with Lot No. 3 of the Metropolitan Industrial Park, Phase II, Section 13, as of record in Plat Book 5190, page 470, now or formerly the property of SCI-North Carolina Limited Partnership, as of record in Book 9913, page 43; thence with the south right of way line of Air Lane Drive for the following two calls: North 62 deg. 29 min. 28 sec. East 37.09 feet to an iron pin set, thence along a curve to the right, the central angle of which is 43 deg. 35 min. 18 sec., the radius of which is 370.0 feet, the chord of which is North 83 deg. 56 min. 15 sec. East 274.74 feet, along an arc length of 281.48 feet to an existing concrete monument at a corner common with Lot 5 on the Second Revision, Metropolitan Industrial Park, Phase II, Section 7, as of record in Plat Book 5200, page 483, now or formerly the property of Real Mark Property Investors Limited Partnership IV, as of record in Deed Book 6850, page 451; thence leaving the south right of way line of Air Lane Drive with said Lot 5 for the following 2 calls: South 16 deg. 00 min. 00 sec. West 250.71 feet to an existing iron pin; thence South 18 deg. 03 min. 36 sec. East a distance of 252.65 feet to an existing iron pin in the north right of way line of Interstate 40; thence with the north right of way line of Interstate 40 for the following two calls: South 72 deg. 3 min. 51 sec. West 112.02 feet to an iron pin set; thence South 75 deg. 00 min. 10 sec. West 53.08 feet to an existing iron pin in the common corner with Lot No. 3; thence with said Lot No. 3 North

18 deg. 02 min. 51 sec. West 508.30 feet to the point of beginning, containing 104,961 square feet (2.40 acres), more or less.

Being the same property conveyed to Old Town Trolley Tours of Nashville, Inc. by Special Warranty Deed dated July 7, 2015 from Philip P. Beyer as of record in Instrument No. 20150708-0066300, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever. And the Grantor does covenant with the Grantee that is lawfully seized and possessed of said land in fee simple, has a good right to covey it, and the same is unencumbered, except for easements of record and matters shown on the recorded Plat, and subject to the 2016 taxes which have been prorated between Grantor and Grantee. And Grantor does further covenant and bind and its itself successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further or otherwise.

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 of Grantor is on the following page.)

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed on this 15 day of June, 2016.

GRANTOR:

OLD TOWN TROLLEY TOURS OF NASHVILLE, INC.

By: [redacted]
Name: Edwin O. Swift, III
Its: President

STATE OF FLORIDA)
)
COUNTY OF Monroe) Stephanie Monsalvatge

Personally appeared before me, ~~Edwin O. Swift, III~~, a Notary Public of said County and State, Edwin O. Swift, III who is the President of the within named bargainor, Old Town Trolley Tours of Nashville, Inc. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as President being authorized to do so executed the within instrument on behalf of the barginor for the purposes therein contained.

Witness my hand and seal, at Office in Key West, Florida, this 15 day of June, 2016.

NOTARY PUBLIC
My Commission expires:

STEPHANIE MONSALVATGE
Commission # FF 144352
Expires November 23, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

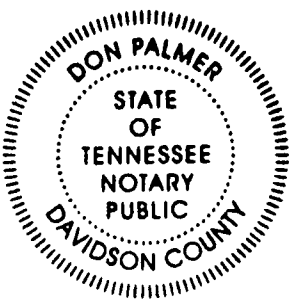
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,927,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16TH day of June, 2016.



NOTARY PUBLIC
My Commission expires: 8/20/19