This instrument was prepared by:
DLO Title, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016020017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $2,598,495.50

Sworn to and subscribed before me this 24th day of June, 2016.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

BILL GARRETT, Davidson County
Trans:T20160055473 DEEDWARRSP
Recvd: 06/29/16 12:31 4 pgs
Fees:23.00 Taxes:9614.43
20160629-0066396

Address of New Owner:
Swinging Bridge Partners
102 Woodmont Blvd, Ste 200
Nashville, TN 37205

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
04405005400 & 04405005500
& 044050056.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Industrial Leasing Corporation a TN corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Swinging Bridge Partners, a TN general partnership**, hereinafter called the Grantees, its successors and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

THE THREE TRACT NUMBERS BELOW CORRESPOND TO THE TRACT NUMBERS SHOWN ON THE SURVEY BY JAMES TERRY & ASSOCIATES LAND SURVEYORS, JOB #2016-326 DATED MAY 25, 2016 BY JAMES G. TERRY, TN RLS #2287

TRACT 2: M/P 044-050-055.00
A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 55.00 ON DAVIDSON COUNTY TAX MAP NO. 44-05, BEING BOUNDED ON THE NORTH BY THE REMAINING LANDS OF McCLENDON, ON THE EAST BY SWINGING BRIDGE ROAD, ON THE SOUTH BY THE REMAINING LANDS OF McCLENDON AND ON THE WEST BY THE LOUISVILLE AND NASHVILLE RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE EASTERLY RIGHT-OF-WAY LINE OF SWINGING BRIDGE ROAD; SAID IRON ROD BEING SITUATED SOUTH 44 DEGREES 16 MINUTES 06 SECONDS EAST, 440.00 FEET FROM THE SOUTHEASTERLY PROPERTY CORNER OF CHARRON & WILLIAMS PARTNERSHIP PROPERTY AS OF RECORD IN INSTRUMENT NO. 20120517-0043005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SWINGING BRIDGE ROAD; SAID IRON ROD ALSO BEING THE NORTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE,

1. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SWINGING BRIDGE ROAD, SOUTH 44 DEGREES 16 MINUTES 06 SECONDS EAST, 211.33 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY PROPERTY CORNER OF PARCEL 56.00 ON DAVIDSON COUNTY TAX MAP NO. 44-05; THENCE,

2. LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SWINGING BRIDGE ROAD, IN A SOUTHEASTWARDLY DIRECTION, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 174.00-FEET, A CENTRAL ANGLE OF 48 DEGREES 33 MINUTES 12 SECONDS, FOR AN ARC LENGTH OF 147.45 FEET TO AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 44

MINUTES 21 SECONDS EAST, 143.08 FEET; THENCE,

3. WITH THE EASTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD, NORTH 44 DEGREES 15 MINUTES 16 SECONDS WEST, 335.52 FEET TO AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF PARCEL 237.00 ON DAVIDSON COUNTY TAX MAP NO. 44-05; THENCE,

4. WITH THE SOUTHERLY PROPERTY LINE OF SAID PARCEL 237.00, NORTH 46 DEGREES 28 MINUTES 58 SECONDS WEST, 72.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,378 SQUARE FEET OR 0.422 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

BEING THE SAME PROPERTY CONVEYED TO INDUSTRIAL LEASING CORPORATION, A TENNESSEE CORPORATION, BY DEED FROM LOUISVILLE AND NASHVILLE RAILROAD COMPANY, A KENTUCKY CORPORATION, AS OF RECORD IN BOOK 5291, PAGE 333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO INDUSTRIAL LEASING CORPORATION, A TENNESSEE CORPORATION, BY DEED FROM NASHVILLE INDUSTRIAL CORPORATION, AS OF RECORD IN BOOK 5138, PAGE 572, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 3: M/P 044-050-054.00

A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 54.00 ON DAVIDSON COUNTY TAX MAP NO. 44-05, BEING BOUNDED ON THE NORTH BY THE REMAINING LANDS OF McCLENDON, ON THE EAST BY THE LOUISVILLE AND NASHVILLE RAILROAD, ON THE SOUTH BY HILLMAN PLACE AND ON THE WEST BY SCENIC VIEW SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN P.K. NAIL (NEW) AT THE WESTERLY TERMINUS OF THE NORTHERLY RIGHT-OF-WAY LINE OF HILLMAN PLACE, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY; SAID IRON ROD LYING IN THE EASTERLY BOUNDARY LINE OF SCENIC VIEW SUBDIVISION, NOT OF RECORD, AND BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE EASTERLY BOUNDARY LINE OF SCENIC VIEW SUBDIVISION, IN PART, NORTH 44 DEGREES 05 MINUTES 12 SECONDS WEST, 461.70 FEET TO AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF THE REMAINING LANDS OF McCLENDON AS OF RECORD IN BOOK 5235, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. LEAVING THE EASTERLY BOUNDARY LINE OF SCENIC VIEW SUBDIVISION AND WITH THE SOUTHERLY PROPERTY LINE OF SAID McCLENDON, NORTH 46 DEGREES 28 MINUTES 58 SECONDS EAST, 513.33 FEET TO AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE,

3. WITH THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD, IN PART, SOUTH 44 DEGREES 15 MINUTES 16 SECONDS EAST, 443.45 FEET TO A P.K.NAIL (NEW) IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HILLMAN PLACE; THENCE,

4. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HILLMAN PLACE, SOUTH 44 DEGREES 26 MINUTES 59 SECONDS WEST 514.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 232,607 SQUARE FEET OR 5.340 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

BEING PART OF THE SAME PROPERTY CONVEYED TO INDUSTRIAL LEASING CORPORATION, A TENNESSEE CORPORATION, BY WARRANTY DEED FROM LEON YOUNG, EDWIN LEE NIX AND HERBERT JONES D/B/A OLD HICKORY PIPE & BLOCK COMPANY AS OF RECORD IN BOOK 3937, PAGE 765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO INDUSTRIAL LEASING CORPORATION, A TENNESSEE CORPORATION, BY WARRANTY DEED FROM W.A. LINEBERRY AND WIFE, MARGARET

T. LINEBERRY AS OF RECORD IN BOOK 3945, PAGE 236, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 6: M/P 044-050-056.00
A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 56.00 ON DAVIDSON COUNTY TAX MAP NO. 44-05, BEING BOUNDED ON THE NORTH BY INDUSTRIAL LEASING CORPORATION, ON THE EAST BY SWINGING BRIDGE ROAD, ON THE SOUTH BY HILLMAN PLACE AND ON THE WEST BY INDUSTRIAL LEASING CORPORATION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) AT THE INTERSECTION ON THE WESTERLY RIGHT-OF-WAY LINE OF SWINGING BRIDGE ROAD, A 50-FOOT PUBLIC RIGHT-OF-WAY, AND THE NORTHERLY RIGHT-OF-WAY LINE OF HILLMAN PLACE, A 50-FOOT PUBLIC RIGHT-OF-WAY; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HILLMAN PLACE, SOUTH 44 DEGREES 26 MINUTES 59 SECONDS WEST, 72.72 FEET TO A P.K. NAIL (NEW) ON THE EASTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE,

2. WITH THE EASTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD, NORTH 44 DEGREES 15 MINUTES 16 SECONDS WEST, 106.86 FEET TO AN IRON ROD (NEW); THENCE,

3. LEAVING THE EASTERLY MARGIN ON THE LOUISVILLE AND NASHVILLE RAILROAD, AND IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 174.00-FEET, A CENTRAL ANGLE OF 48 DEGREES 33 MINUTES 12 SECONDS, FOR AN ARC LENGTH OF 147.45 FEET TO AN IRON ROD (NEW) ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SWINGING BRIDGE ROAD; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES 44 MINUTES 21 SECONDS WEST, 143.08 FEET; THENCE,

4. WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID SWINGING BRIDGE ROAD, SOUTH 44 DEGREES 16 MINUTES 06 SECONDS EAST, 228.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,669 SQUARE FEET OR 0.314 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

BEING THE SAME PROPERTY CONVEYED TO INDUSTRIAL LEASING CORPORATION, A TENNESSEE CORPORATION, BY WARRANTY DEED FROM FIRST NATIONAL COMPANY, A TENNESSEE CORPORATION, AS OF RECORD IN BOOK 5247, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as **351 Hillman Place & 0 Swinging Bridge Road & 0 Swinging Bridge Road, Old Hickory, TN 37138.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their 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 said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 24th day of June, 2016.

Industrial Leasing Corporation, a TN corporation

BY: _____
F. Perry Ozburn, Jr., President

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared F. Perry Ozburn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized signatory and President of the Industrial Leasing Corporation, a TN corporation, the within named bargainor, a corporation, and that as such executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, on this 24th day of June, 2016.

_____
Notary Public
My Commission Expires: _____

