This instrument was prepared by:
DLO Title, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016020018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $2,201,504.50

BILL GARRETT, Davidson County
Trans:T20160055473 DEEDWARRSP
Recvd: 06/29/16 12:33 4 pgs
Fees:23.00 Taxes:8145.57
20160629-0066397

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Swinging Bridge Partners		04405023600 & 04405023700
102 Woodmont Blvd, Ste 200	New Owner	& 04401002500
Nashville, TN 37205		

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, **Swinging Bridge Properties, a TN general partnership**, 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 NO. 1: M/P 044-050-237.00
A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 237.00 ON DAVIDSON COUNTY TAX MAP NO. 44-05, BEING BOUNDED ON THE NORTH BY CHARRON & WILLIAMS PARTNERSHIP, 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, A 50-FOOT PUBLIC RIGHT-OF-WAY, AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO CHARRON & WILLIAMS PARTNERSHIP AS OF RECORD IN INSTRUMENT NO. 20120517-0043005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

1. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SWINGING BRIDGE ROAD, SOUTH 44 DEGREES 16 MINUTES 06 SECONDS EAST, 440.00 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY PROPERTY CORNER OF PARCEL 55.00 ON DAVIDSON COUNTY TAX MAP 44-05; THENCE,

2. LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SWINGING BRIDGE ROAD AND WITH THE NORTHERLY PROPERTY LINE OF PARCEL 55.00, SOUTH 46 DEGREES 28 MINUTES 58 SECONDS WEST, 72.60 FEET TO AN IRON ROD (NEW) ON THE EASTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE,

3. WITH THE EASTERLY MARGIN OF SAID LOUISVILLE AND NASHVILLE RAILROAD, NORTH 44 DEGREES 15 MINUTES 16 SECONDS WEST, 436.40 FEET TO AN IRON ROD (NEW), BEING A

SOUTHWESTERLY PROPERTY CORNER OF SAID CHARRON & WILLIAMS PARTNERSHIP PROPERTY; THENCE,

4. WITH THE SOUTHERLY PROPERTY LINE OF SAID CHARRON & WILLIAMS PARTNERSHIP PROPERTY, NORTH 43 DEGREES 38 MINUTES 30 SECONDS EAST. 72.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 31,790 SQUARE FEET OR 0.730 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 A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT D. McCLENDON, TRUSTEE BY WARRANTY DEED FROM INDUSTRIAL LEASING CORPORATION, A TENNESSEE CORPORATION AS OF RECORD IN BOOK 5235, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SWINGING BRIDGE PROPERTIES, A TN GENERAL PARTNERSHIP, BY QUITCLAIM DEED FROM RONALD J. JOHNSON, SUCCESSOR CO-TRUSTEE OF THAT CERTAIN LAND TRUST CREATED BY AGREEMENT DATED 12/20/1977, MODIFIED ON APRIL 1, 1980, JANUARY 2, 1990 AND MAY 27, 2003, RECORDED IN INSTRUMENT NO. 20160615-0060681, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT NO. 4: M/P 044-050-236.00

A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 236.00 ON DAVIDSON COUNTY TAX MAP 44-05, BEING BOUNDED ON THE NORTH BY THE REMAINING LANDS OF McCLENDON AND SCENIC VIEW SUBDIVISION, ON THE EAST BY THE LOUISVILLE AND NASHVILLE RAILROAD, ON THE SOUTH BY THE REMAINING LANDS OF INDUSTRIAL LEASING CORPORATION AND ON THE WEST BY SCENIC VIEW SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF LOT 36 OF SCENIC VIEW SUBDIVISION, NOT OF RECORD; SAID CONCRETE MONUMENT LYING IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO FELLER BROWN AS OF RECORD IN INSTRUMENT NO. 20000531-0053991, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CONCRETE MONUMENT ALSO BEING THE NORTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE SOUTHERLY PROPERTY LINE OF SAID FELLER BROWN, IN PART, NORTH 43 DEGREES 38 MINUTES 30 SECONDS EAST, 512.44 FEET TO AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE,

2. WITH THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD, IN PART, SOUTH 44 DEGREES 15 MINUTES 16 SECONDS EAST, 434.91 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY PROPERTY CORNER OF THE REMAINING LANDS OF INDUSTRIAL LEASING CORPORATION AS OF RECORD IN BOOK 3937, PAGE 765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

3. LEAVING THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD, AND WITH THE NORTHERLY PROPERTY LINE OF SAID INDUSTRIAL LEASING CORPORATION, SOUTH 46 DEGREES 28 MINUTES 58 SECONDS WEST, 513.33 FEET TO AN IRON ROD (NEW) IN THE EASTERLY BOUNDARY LINE OF SAID SCENIC VIEW SUBDIVISION; THENCE,

4. WITH THE EASTERLY BOUNDARY LINE OF SAID SCENIC VIEW SUBDIVISION, IN PART, NORTH 44 DEGREES 05 MINUTES 12 SECONDS WEST, 409.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 215,148 SQUARE FEET OR 4.939 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 ROBERT D. McCLENDON, TRUSTEE BY WARRANTY DEED FROM INDUSTRIAL LEASING CORPORATION, A TENNESSEE CORPORATION, BY DEED OF RECORD IN BOOK 5235, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SWINGING BRIDGE PROPERTIES, A TN GENERAL PARTNERSHIP, BY QUITCLAIM DEED FROM RONALD J. JOHNSON, SUCCESSOR CO-TRUSTEE OF THAT CERTAIN LAND TRUST CREATED BY AGREEMENT DATED 12/20/1977, MODIFIED

ON APRIL 1, 1980, JANUARY 2, 1990 AND MAY 27, 2003, RECORDED IN INSTRUMENT NO. 20160615-0060681, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT NO. 5: M/P 044-010-025.00

A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 25.00 ON DAVIDSON COUNTY TAX MAP NO. 44-01, BEING BOUNDED ON THE NORTH AND EAST BY CHARRON & WILLIAMS PARTNERSHIP, ON THE SOUTH BY THE REMAINING LANDS OF McCLENDON AND ON THE WEST BY SCENIC VIEW SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF LOT NO. 36 OF SCENIC VIEW SUBDIVISION, NOT OF RECORD; SAID CONCRETE MONUMENT ALSO BEING IN THE SOUTHERLY PROPERTY LINE OF LOT 35 OF SAID SCENIC VIEW SUBDIVISION; THENCE,

A. WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 35, IN PART, NORTH 43 DEGREES 38 MINUTES 30 SECONDS EAST, 151.44 FEET TO A CONCRETE MONUMENT (OLD), BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE EASTERLY PROPERTY LINE OF SAID LOT 35, IN PART, NORTH 44 DEGREES 23 MINUTES 04 SECONDS WEST, 40.02 FEET TO AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO CHARRON & WILLIAMS PARTNERSHIP AS OF RECORD IN INSTRUMENT NO. 20120517-0043005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. WITH THE SOUTHERLY PROPERTY LINE OF SAID CHARRON & WILLIAMS PARTNERSHIP, NORTH 43 DEGREES 38 MINUTES 30 SECONDS EAST, 361.00 FEET TO AN IRON ROD (NEW) IN THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE,

3. WITH THE WESTERLY MARGIN OF SAID LOUISVILLE AND NASHVILLE RAILROAD, IN PART, SOUTH 44 DEGREES 23 MINUTES 04 SECONDS EAST, 40.02 FEET TO AN IRON ROD (NEW) AT A NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO ROBERT D. McCLENDON, TRUSTEE AS OF RECORD IN BOOK 5235, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

4. WITH THE NORTHERLY PROPERTY LINE OF SAID McCLENDON, SOUTH 43 DEGREES 38 MINUTES 30 SECONDS WEST, 361.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,439 SQUARE FEET OR 0.331 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 ROBERT D. McCLENDON, TRUSTEE BY DEED FROM EDITH L. WILLIAMS, WIDOW, VERNON M. WILLIAMS, JR. AND WIFE, KAY O. WILLIAMS, JAMES A. CHARRON AND WIFE, PATRICIA W. CHARRON AS OF RECORD IN BOOK 8972, PAGE 651, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SWINGING BRIDGE PROPERTIES, A TN GENERAL PARTNERSHIP, BY QUITCLAIM DEED FROM RONALD J. JOHNSON, SUCCESSOR CO-TRUSTEE OF THAT CERTAIN LAND TRUST CREATED BY AGREEMENT DATED 12/20/1977, MODIFIED ON APRIL 1, 1980, JANUARY 2, 1990 AND MAY 27, 2003, RECORDED IN INSTRUMENT NO. 20160615-0060681, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as **435 Swinging Bridge Road & 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.

Swinging Bridge Properties, a Tennessee General Partnership
By: Ozburn Family Limited Partnership, LLC, authorized General Partner

F Perry Ozburn Jr.

By: F. Perry Ozburn, Jr., authorized Member

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of the state and county aforesaid, 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 to be the authorized member and signatory of Ozburn Family Limited Partnership, LLC, the authorized General Partner of Swinging Bridge Properties, a TN general partnership, the within named bargainor, a partnership, and that as such and being authorized to do so, executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal this 24th day of June, 2016.

Notary Public_____

My Commission Expires: _____

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