BILL GARRETT, Davidson County
Trans:T20160061398 DEEDWARRSP
Recvd: 07/18/16 12:23 5 pgs
Fees:28.00 Taxes:5550.00
20160718-0073484

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Terry and Sherri Calonge Richards and Southern Inc. P.O. Box 37 Goodlettsville, Tennessee 37070	Terry and Sherri Calonge Richards and Southern Inc. P.O. Box 37 Goodlettsville, Tennessee 37070	026-00-0-173.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CORPORATE INVESTORS PARTNERSHIP VI, L.L.C, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to Terry Calonge and Sherri Calonge, husband and wife ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is unimproved property located off of South Cartwright Street, Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions. Grantor further covenants and binds itself to warrant specially and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 14th day of June, 2016.

GRANTOR:

CORPORATE INVESTORS PARTERNSHIP VI, L.L.C., a Tennessee limited liability company

By: _____
Glynn Dowdle, Member

By: _____
Michael Baron, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda L. Farmer, a Notary Public in the state and county aforesaid, personally appeared Glynn Dowdle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person is the Member of CORPORATE INVESTORS PARTERNSHIP VI, L.L.C., a Tennessee limited liability company, the within named Grantor, and who further acknowledged that he, being duly authorized, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained as the member of such Grantor.

WITNESS my hand, at office, this 14th day of July, 2016.

Brenda L. Farmer
Notary Public

My Commission Expires: 11-12-2018

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda L. Farmer, a Notary Public in the state and county aforesaid, personally appeared Michael Baron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person is the Member of CORPORATE INVESTORS PARTERNSHIP VI, L.L.C., a Tennessee limited liability company, the within named Grantor, and who further acknowledged that he, being duly authorized, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained as the member of such Grantor.

WITNESS my hand, at office, this 14th day of July, 2016.

Brenda L. Farmer
Notary Public

My Commission Expires:

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

7/3853277.1

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me this 13th day of July 2016.

Notary Public

My Commission Expires: August 20, 2019

EMILY HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

EXHIBIT "A"

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Corporate Investors Partnership VI, LLC, of record in Instrument No. 20090714-0065681, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with, the perpetual non-exclusive right to the use the following easement parcel together with Grantor, which reserves its right to use said easement:

A certain tract of land in the 2nd, formerly the 10th, Civil District of Davidson County, Tennessee, described according to a survey of Ragan Smith & Associates, Inc., dated December 16, 1978, described as follows:

Beginning at an iron pin at the common intersection of South Cartwright Street and Interstate 65; thence with the westerly margin of Interstate 65 South 21° 24' 44" East 128.74 feet to a concrete marker; thence continuing with the same, South 21° 24' 28" East 397.84 feet to a concrete monument; thence continuing with the same, South 21° 19' 09" East 66.77 feet to an iron pin, said point being the northeasterly part of the property conveyed to Alvin Grisham, Trustee, of record in Book 4918, page 962; thence continuing with the common line of the same and partly along a fence line South 84° 29' 54" West 62.28 feet to an iron pin; thence North 21° 24' 28" West 301.73 feet to a point in the eastern margin of Cartwright Street; thence with the said margin of Cartwright Street to the point of beginning.

The above described tract of land is a right of way for road purposes pursuant to an Order of record in Minute Book 129, page 423, in Part II of the Chancery Court for Davidson County, Tennessee, a certified copy of same appears of record in Book 7363, page 795, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to CORPORATE INVESTORS PARTNERSHIP VI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ANN KIMBERLY SADLER, of record in Instrument No. 20080626-0066072, dated June 24, 2008, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2016 and subsequent years, a lien, not yet due and payable.
2. Matters shown on the Plan of record in Instrument No. 20090714-0065681 and in Book 5200, Page 121, Register's Office for Davidson County, Tennessee.
3. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20080703-0068782, Register's Office for Davidson County, Tennessee.
4. A 60-foot right-of-way as set forth in the Order of record in Book 7363, Page 795, Register's Office for Davidson County, Tennessee.
5. Easement granted to the Madison Suburban Utility District of record in Book 4377, Page 94, and in Book 4377, Page 97, Register's Office for Davidson County, Tennessee.
6. Declaration of Joint Access and Utility Easements, entered into by CORPORATE INVESTORS PARTNERSHIP VI, L.L.C, a Tennessee limited liability company and Terry Calonge and Sherri Calonge, of record as Instrument No. 20160718-0073483 Register's Office for Davidson County, Tennessee.