Davidson County DEEDWARRSP
Recvd: 07/28/16 08:19 9 pgs
Fees:48.00 Taxes:2822.77
20160728-0077521

This instrument prepared by: Hugh W. Entrekin
Suite 1700, UBS Center;
315 Deaderick ST.
Nashville, Tennessee 37238-1700
615-244-2770; 615-244-2778-fax

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel
War Eagle 1 Partnership, a Tennessee general partnership	same	Map 095-130 Parcel 017.00
782 Melrose Ave		
Nashville, TN. 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel Porto Brown and Louise Short Whitaker, Co-Trustees of THE HUNTER BAIRD SHORT REVOCABLE TRUST dated July 29, 2014,** with full power in such Co-Trustees to convey without the necessity of the joinder of any beneficiary (collectively "Grantor"), do hereby bargain, sell, transfer and convey unto **War Eagle 1 Partnership,** a Tennessee general partnership ("Grantee"), its successors and assigns, a 21.4% undivided interest in certain improved land (the "Property") located in Davidson County, Tennessee more particularly described as follows:

Land situated in the County of Davidson, State of Tennessee, being more particularly described as follows:

Being Lot No. 22 on the Revised Metropolitan Industrial Park, Section 17, as of record in Book 4470, page 112, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel Porto Brown and Louise Short Whitaker, Co-Trustees of THE HUNTER BAIRD SHORT REVOCABLE TRUST dated July 29, 2014, with full power in such Co-Trustees to convey without the necessity of the joinder of any beneficiary, by deed of record as Instrument No. 20160728-0077520 in the Register's Office for Davidson County, Tennessee, from Sherry C. Arledge, Successor Trustee, as to that certain Land Trust Agreement set forth in Instrument No. 200411190139404; conveyed to J. T. Crain, Trustee in Instrument No. 200411190139405; as clarified as to additional beneficiaries in Instrument No. 201409250088255, in the Register's office for Davidson County, Tennessee.

This is improved property located at 720 Massman Drive, Nashville, TN.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors

and assigns, forever.

AND Grantor does covenant 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 that the same is unencumbered, except as shown on Exhibit A attached hereto to which matters this conveyance is made subject.

AND subject to the encumbrances listed herein, Grantor, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 23rd day of July, 2016.

THE HUNTER BAIRD SHORT REVOCABLE TRUST

By: _____

Name: Daniel Porto Brown, Co-Trustee

By: _____

Name: **Louise Short Whitaker**, Co-Trustee

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ BROWARD

The actual consideration or value whichever is greater for this transfer is $_____.

_____
AFFIANT

_____ For Daniel P. Brown
NOTARY PUBLIC

My Commission Expires: 09/06/2016.

VIJAYKUMAR S PATEL
MY COMMISSION # EE833166
EXPIRES September 06, 2016
(407) 398-0153 FloridaNotaryService.com

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 27 day of July, 2016.

THE HUNTER BAIRD SHORT REVOCABLE TRUST

By: _____

Name: Daniel Porto Brown, Co-Trustee

By: Louise Short Whitaker

Name: **Louise Short Whitaker**, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $_____.

_____
AFFIANT

Joretta Z. Holmes
NOTARY PUBLIC

My Commission Expires: **My Commission Expires: August 23, 2016**.

JORETTA Z. HOLMES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Florida
COUNTY OF Broward

Before me, Vijay K. Patel of the state and county mentioned, personally appeared **Daniel Porto Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of **THE HUNTER BAIRD SHORT REVOCABLE TRUST**, the within named bargainor and that he as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as Co-Trustee.

WITNESS my hand and seal, this 28th day of July, 2016.

Notary Public

My Commission Expires: 09/06/2016.

VIJAYKUMAR S PATEL
MY COMMISSION # EE833166
EXPIRES September 06, 2016
(407) 398-0153 FloridaNotaryService.com

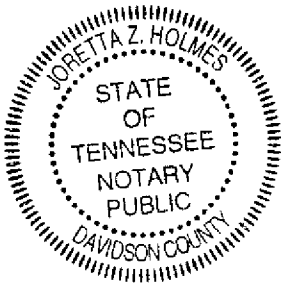
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joretta Z. Holmes of the state and county mentioned, personally appeared **Louise Short Whittaker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of **THE HUNTER BAIRD SHORT REVOCABLE TRUST**, the within named bargainor and that she as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing her name as Co-Trustee.

WITNESS my hand and seal, this 21st day of July, 2016.

Joretta Z Holmes
Notary Public

My Commission Expires: My Commission Expires: August 23, 2016.



IN WITNESS WHEREOF, this Special Warranty Deed has been executed this _____ day of _____, 2016.

THE HUNTER BAIRD SHORT REVOCABLE TRUST

By: _____

Name: Daniel Porto Brown, Co-Trustee

By: _____

Name: **Louise Short Whitaker**, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 762,911.00.

_____
AFFIANT

_____
NOTARY PUBLIC

My Commission Expires: 3-3-2020.

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

EXHIBIT A

PERMITTED ENCUMBRANCES

1. Taxes for 2016, a lien not yet due and payable.
2. All matters as shown on that certain plat of record in Plat Book 4470, page 112, Register's Office for Davidson County, Tennessee.
3. T.V.A. Easements of record in Book 437, page 28 and 49, said Register's Office.
4. Electric Power Board easement of record in Book 2017, page 589, said Register's Office.
5. Right of Way Easement of record in Book 4947, page 542, as affected by Advance Construction Damage Release of record in Book 4947, page 545, said Register's Office.
7. Rights of the railroad company to expand its right of way to its full charter width.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: