Davidson County DEEDWARRSP
Recvd: 08/22/16 14:37 6 pgs
Fees:33.00 Taxes:4014.50
20160822-0087722

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Attn: William B. Bass 6304 Laurelwood Drive Brentwood, Tennessee 37027	Same	18300014500

PREPARED BY: Maynard, Cooper & Gale, P.C, 1901 Sixth Avenue North, Suite 2400, Birmingham, Alabama 35203; (205) 254-1185.

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,085,000.00.

William B. Bass
Affiant

Subscribed and sworn to before me, this the 22 day of August, 2016.

Elizabeth Puckett
Notary Public

My Comm. Expires: 5/6/19

ELIZABETH PUCKETT STATE OF TENNESSEE NOTARY PUBLIC

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROYAL CUP, INC.**, a Delaware Corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM B. BASS AND SARA C. BASS, AS TRUSTEES OF THE WILLIAM B. BASS AND SARA C. BASS REVOCABLE TRUST**, hereinafter called the GRANTEE, its heirs, successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

This is unimproved or improved property known as:
1010 Firestone Parkway

LA Vergne, Tennessee

TO HAVE AND TO HOLD the Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its heirs, successors and assigns, forever, subject to the matters set forth on Exhibit B (the "Permitted Exceptions").

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR, subject to the Permitted Exceptions, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 18th day of August, 2016.

ROYAL CUP, INC.

By: _____

Name: William E. Smith, III

Title: President and Chief Executive Officer

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William E. Smith, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be President and Chief Executive Officer of Royal Cup, Inc., a Delaware corporation, the within named bargainor, a corporation, and that he, as such President and Chief Executive Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by William E. Smith, III as such President and Chief Executive Officer.

Witness my hand and seal, at office in Birmingham, Alabama this the 18th day of August, 2016.

_____
NOTARY PUBLIC

My Commission Expires:

SHIRLEY F. JONES
My Commission Expires
November 30, 2019

03761697.2

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF TRACT 216B ON THE FINAL PLAT, SUBDIVISION TRACT 216A AND 216B, INTERCHANGE CITY INDUSTRIAL PARK, OF RECORD IN PLAT BOOK 6900, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROYAL CUP, INC. BY DEED FROM INTERCHANGE CITY ASSOCIATES, LTD OF RECORD IN BOOK 7332, PAGE 292, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
2. All matters as shown on that certain plat of record in Plat Book 6900, Page 95, in the Register's Office of Davidson County, Tennessee.
3. Declaration of Restrictions of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee.
4. Easements as set forth in Warranty Deed of record in Book 7332, page 292, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6980, page 597, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7170, page 842, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5063, page 839, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5063, page 843, Register's Office for Davidson County, Tennessee.
9. Right of Way Easement of record in Book 3616, page 439, Register's Office for Davidson County, Tennessee.
10. Declaration of Easement of record in Book 5621, page 689, Register's Office for Davidson County, Tennessee.
11. Declaration of Easement of record in Book 5349, page 563, Register's Office for Davidson County, Tennessee.
12. Easements as set forth in Warranty Deed of record in Book 2860, page 185, Register's Office for Davidson County, Tennessee.
13. Rights of others in and to a cemetery, together with rights of ingress and egress thereto.
14. Rights of parties in possession not shown by the public record.
15. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

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: