BILL GARRETT, Davidson County
Trans: T20160083442 DEEDWARR
Recvd: 09/22/16 15:09 3 pgs
Fees: 18.00 Taxes: 27750.00
20160922-0100112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 22nd **DAY OF SEPTEMBER 2016.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA A. PHILLIPS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Pasture, LLC 215 YEAMAN PLACE SUITE 310 NASHVILLE TN 37203	060-1-078.00	Same as New Owner
This instrument prepared by: Gregg E. Litchfield, Haynie Litchfield Crane & White, PC 222 Washington Ave, Marietta, GA 30060		

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 which are hereby acknowledged, **McCann Steel Company, Inc.**, a Tennessee Corporation ("Grantors"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **Pasture, LLC, a Tennessee,** a Tennessee limited liability company ("Grantees"), Grantees' successors and assigns, certain real property in Davidson County, Tennessee (the "Property"), being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, situated in the northeast quadrant of Locust Street and Quality Way (formerly Oak Street), also being Lots 1 & 2 of The Resubdivision of Lots 44 & 45 of Jones & Hart Subdivision, as of record in Book 6200, Page 969, and also Lot 46 of The Plan of Jones & Harts Subdivision, as of record in Book 332, Page 43, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the northern margin of Locust Street, said pin being the southeast corner of Lot No. 2 of Jones & Hart Subdivision as recorded in Book 6200, Page 969; thence, with said margin North 83 degrees 30 minutes West 265.60 feet to an iron pin; thence, with the chord of a curve to the right, having a radius of 25.00 feet, an interior angle of 96 degrees 04 minutes 37 seconds and a length of

the eastern right of way margin of Quality Way (formerly Oak Street) North 12 degrees 34 minutes 37 seconds East 572.20 feet to an iron pin; thence, South 83 degrees 30 minutes East 440.0 feet to an iron pin; thence, 12 degrees 34 minutes 37 seconds West 300.0 feet to an iron pin; thence, North 83 degrees 30 minutes West 146.60 feet to an iron pin; thence, South 12 degrees 34 minutes 37 seconds West 300.0 feet to the point of begriming, said tract containing 5.02 acres, more or less.

Being the same property conveyed to McCann Steel Co., Inc. by deed from William M. Coats of record in Book 10548, Page 639, dated July 28, 1997, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit A**, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns in fee simple forever.

Grantors further covenant and bind themselves to warrant and forever defend title to the Property to the Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 22nd day of September, 2016.

McCann Steel Company, Inc.

James T. Smythe, Secretary

(corporate seal)

STATE OF TENNESSEE,

COUNTY OF Davidson

On this 22nd day of September, 2016, before me appeared JAMES T. SMYTHE, (P&P) ~~SCOTT SCOVILL~~, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of **PASTURE, LLC** and that said instrument was signed and sealed in behalf of said limited liability company (or association), by authority of its Member and said **SCOTT SCOVILL** acknowledged said instrument to be the free act and deed of said limited liability company (or association).

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

My Commission Expires:

PAMELA A. PHILLIPS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

(SEAL)

EXHBIT A

1. Subject to County Real Property Taxes for 2016, not yet due and payable Map 060-1-078.00,

2. All matters shown on the Plat recorded in Plat Book 332, page 43, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat recorded in Book 6200, page 969, Register's Office for Davidson County, Tennessee.