THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 11/03/16 15:52 4 pgs
Fees:23.00 Taxes:3381.80
20161103-0116712

28828-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
StowAway Pearl, L.L.C and Fort Morgan, L.L.C P.O. Box 13925 Jackson, MS 39236-3925	New Owner	11804006000

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **KEITH L. CLODFELTER** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **STOWAWAY PEARL, L.L.C., a Mississippi limited liability company and FORT MORGAN, L.L.C., a Mississippi limited liability company, as tenants in common** (hereinafter referred to as the "**Grantees**"), their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING all of Lot 1 in the development known as Trinity Press, the plat of which is of record in Plat Book 6250, Page 853, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more particular description of said lots.

BEING all of the same property conveyed to Keith L. Clodfelter by Special Warranty Deed dated April 13, 2000 from Cavalry Banking, Trustee of the Non-Exempt Marital Trust Under Will of James O. Cannon and Cavalry Banking, Trustee of the Exempt Marital Trust Under Will of James O. Cannon, each as to a fifty percent (50%) undivided interest.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 3 day of November, 2016.

Keith L. Clodfelter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith L. Clodfelter, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of November, 2016.

Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $914,000.00.

Affiant

Subscribed and sworn to before me this
3 day of November, 2016.

Notary Public
My Commission Expires: JULY 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 11804006000.

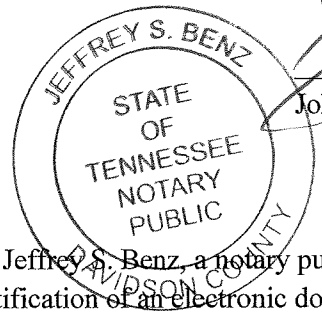
2. The following matters as shown on the Plan of record in Plat Book 6250, Page 853, Register's Office for Davidson County, Tennessee, to wit:

   a. At the south side of the property, a 3' x 15' anchor easement.
   b. At the west side of the property, a 3' x 15' anchor easement.

3. The following matters appearing on the ALTA/NSPS Land Title Survey of the subject property prepared by R. Scot Cherry, TNRLS# 1512, dated August 30, 2016 and bearing job # 16137, to wit:

   a. At the North Side of the property, pavement from the neighboring property encroaches to the existing fence.
   b. A gas meter on the south side of the building.
   c. At the west side of the property, eight parking spaces are shown to encroach onto the right of way of Utopia Avenue.
   d. At the west side of the property, overhead utility lines enter the property and connect to the north side of the building.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019