BILL GARRETT, Davidson County
Trans:T20160102377 DEEDWARRSP
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Fees:23.00 Taxes:3700.00
20161118-0122059

This instrument was prepared by:
Brendi E. Kaplan
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue South, Suite 1100
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Carney Realty Company, LLC 416 Jefferson Street Nashville, TN 37208	Carney Realty Company, LLC 416 Jefferson Street Nashville, TN 37208	060-08-0-008.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WASTE EXPANSIONS, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CARNEY REALTY COMPANY, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except those permitted exceptions as listed on **Exhibit B** and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17 day of November, 2016.

GRANTOR:

Waste Expansions, LLC, a Tennessee limited liability company

By: _____
James A. Smith, Managing Member

STATE OF TEXAS)
COUNTY OF HAYS)

Before me, Matthew Horst, a notary public of the state and county aforementioned, personally appeared James A. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manging Member (or other officer authorized to execute the instrument) of Waste Expansions, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member.

Witness my hand, at office, this 17 day of November, 2016.

_____
Notary Public

MATTHEW ROBERT HORST
Notary ID # 126539067
My Commission Expires
May 30, 2020

My Commission Expires: 5/30/2020

STATE OF TEXAS)
COUNTY OF HAYS)

The actual consideration or value, whichever is greater for this transfer is $1,000,000.00.

_____
Affiant

Subscribed and sworn to before me this the 17 day of November, 2016.

_____
Notary Public

My Commission Expires: 5/30/2020

MATTHEW ROBERT HORST
Notary ID # 12653906
My Commission Expires
May 30, 2020

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Arthur Payne Property, of record in Plat Book 5200, Page 252, said Register's Office, and being further described as follows:

Beginning at an existing iron rod located approximately 362.4 feet from Dickerson Pike and being the common corner to HNP Properties (Instrument 20120629-0057290, R.O.D.C. TN.)

Thence with said HNP Properties

South 11 degrees 13 minutes 17 seconds West, a distance of 77.13 feet to a set iron rod near a chain link fence corner;

Thence North 78 degrees 57 minutes 00 seconds West, a distance of 8.99 feet to an existing nail in concrete;

Thence South 10 degrees 27 minutes 13 seconds West, a distance of 90.09 feet to a set iron rod;

Thence North 79 degrees 33 minutes 11 seconds West, a distance of 70.54 feet to an existing iron rod;

Thence South 13 degrees 29 minutes 56 seconds West, a distance of 258.11 feet to an existing iron rod in the north line of Iglesia Hispena De Nashville Inc. (Instrument 20070913-0110116).

Thence with said Iglesia Hispena De Nashville, Inc.

North 76 degrees 29 minutes 22 seconds West, a distance of 231.78 feet to an existing iron rod;

Thence North 10 degrees 33 minutes 32 seconds East, a distance of 430.30 feet to an existing iron rod in the south margin of Ewing Lane;

Thence with said margin of Ewing Lane South 76 degrees 24 minutes 49 seconds East, a distance of 325.43 feet to an existing iron rod which is the point of beginning, having an area of 116224 square feet , 2.67 acres

Survey prepared by Chandler Surveying, certified by Jeffrey R. Chandler, No. 2353, dated September 27, 2016, revised October 1, 2016.

Being the same property conveyed to Waste Expansions, LLC, a Tennessee Limited Liability, by deed from Midland Dickerson Development, LLP, of record as Instrument Number 20050203-0013063, dated February 2, 2005, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All matters shown on the plat of survey by Chandler Surveying, certified by Jeffrey R. Chandler, Tenn. RLS No. 2353, dated September 27, 2016, revised October 1, 2016.

2. Matters shown on the Plan of record in Plat Book 5200, Page 252, said Register's Office, as shown on Survey.

3. Termination of Easement of record as Instrument No. 20160923-0100664, said Register's Office.

4. Overhead Line Easement of record in Book 5624, Page 761, said Register's Office, as shown on Survey.

5. Deed of Conveyance of record in Book 5696, Page 280, said Register's Office.

6. Termination of Memorandum of Lease of record as Instrument Number 20161110-0119279, said Register's Office.

7. Encroachment Easement Agreement of record as Instrument Number 20161110-0119278, said Register's Office.