BILL GARRETT, Davidson County
Trans:T20160103283 DEEDWARRSP
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Fees:33.00 Taxes:27195.00
20161122-0123236

This Instrument Prepared By:
Thomas C Scott
Tune, Entrekin & White, P.C.
315 Deaderick St., Suite 1700
Nashville, TN 37238

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Gateway TBR Hammer Mill, LLC c/o TriBridge Residential 1575 Northside Drive, NW Building 100, Suite 200 Atlanta, GA 30318	SAME	Map: 082-05 Parcel: 159.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NASHVILLE WHOLESALE MOULDING CO., INC. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto GATEWAY TBR HAMMER MILL, LLC. a Tennessee limited liability company (the "Grantee"), its successors, and assigns, a certain tract or parcel of land (the "Property") described on Exhibit A attached hereto:

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever. And the Grantor does covenant with the Grantee that is lawfully seized and possessed of said Property in fee simple, has a good right to covey it, and the same is unencumbered, except for matters listed on Exhibit B attached hereto. And Grantor does further covenant and bind and its itself successors and assigns to warrant and forever defend the title to the said Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further or otherwise.

Whenever 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 of Grantor is on the following page.)

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed on this 16 day of November, 2016.

GRANTOR:

NASHVILLE WHOLESALE MOULDING, CO., INC. aka NASHVILLE WHOLESALE MOULDING, INC.

By: Michael D Tummons
Name: Michael D. Tummons
Its: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public of said County and State, Michael D. Tummons who is the President of the within named bargainor, Nashville Wholesale Moulding Co., Inc. aka Nashville Wholesale Moulding, Inc. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as President being authorized to do so executed the within instrument on behalf of the bargainor for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 16th day of November, 2016.



Jo Ann Atwood
NOTARY PUBLIC
My Commission expires: 3-3-20

STATE OF Georgia)

COUNTY OF Fulton)

The actual consideration or value, whichever is greater, for this transfer is $7,350,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

Affiant R. Lee Walker

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

Kathy Giddens
NOTARY PUBLIC
My Commission expires: 11-23-2020

KATHY GIDDENS NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 23, 2020

EXHIBIT A
(Description of the Property)

TRACT I

A PARCEL of land containing about five (5) acres fronting three hundred (300) feet on Adams Street and bounded as follows:

WEST by Adams Street; South by the property formerly owned by Charles Warner (being the "Second Parcel" herein below described); East by the Cumberland River; and North by the old Empire Furniture Company property, now or formerly owned by the Nashville Smelting Company. For a more accurate description of said property, reference is here made to deeds recorded in the Register's Office for Davidson County, Tennessee, Book 92, page 218, and Book 71, page 210, it being intended hereby to convey all of the property within the metes and bounds of said deeds in as full and ample a manner as if the calls in said deeds were herein copied in full.

TRACT II

BEING the northerly half of lot No. 100 in Hugh W. McGavock's Addition to North Nashville, a plan of which is of record in Book No. 17, page 640, Register's Office for Davidson County, Tennessee. SAID northerly half of lot No. 100 fronts 71 feet on the easterly side of Adams, formerly Cumberland Street, and runs back on the north line with the southerly line of lot No. 101 on said plan, about 466 feet to Cumberland River at low water mark.

TRACT III

LYING in the First Ward of the City of Nashville in Davidson County, Tennessee, described as follows: BEGINNING at the intersection ot Taylor Street (formerly Cross Street) and Adams Street (formerly Cumberland Street) and running thence in a Northerly direction towards the distillery lot along and fronting on said Adams Street (formerly Cumberland Street) 71 feet to a stake; thence in an Easterly direction at right angles with said Adams Street to low water mark on Cumberland River; thence up said river with its meanders to said Taylor Street; thence with Taylor Street to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING at an iron pin in the southeasterly corner of the tract hereinabove quitclaimed by Jacobs Packing Company to True Temper Corporation, said iron pin being north 73° 30' east 167.16 feet from a spike in the easterly margin of Adams Street, said spike being north 24° 59' west 402 feet from the northeasterly corner of the intersection of Adams and Taylor Street; thence north 16° 30' west 30.0 feet to an iron pin; thence north 73° 30' east 381.5 feet, more or less, to the edge of the water of Cumberland River at low water point on September 20, 1961; thence with the meanderings of said river in a southeasterly direction a sufficient distance to make 30 feet, at right angles with the last described line from said last described point, to the southeasterly corner of said "New Street" (now vacated); thence south 73° 30' west along the southerly line of said "New Street" (now vacated), and along bluff rock and a rock wall, a distance of 381.5 feet more or less, to the iron pin at the point of beginning, containing 0.26 acres, more or less.

Being the same property conveyed to NASHVILLE WHOLESALE MOULDING, INC., by deed (the "Vesting Deed") from THE TRUE TEMPER CORPORATION, A DELAWARE

CORPORATION, FORMERLY KNOWN AS THE AMERICAN FORK AND HOE COMPANY, AN OHIO CORPORATION, AND TRUE TEMPER CORPORATION, AN OHIO CORPORATION, of record in Book 5521, page 398, dated October 29, 1979, said Register's Office. The Charter of the Grantor as filed with the Tennessee Secretary of State reflects the name of the Grantor to be Nashville Wholesale Moulding Co., Inc. but the Grantor as set forth in the Vesting Deed is the same entity as Nashville Wholesale Moulding Co., Inc. as set forth in said Charter.

ALSO BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

Being a tract of land lying in the 19th District of Davidson County, Nashville, Tennessee. Being Lots 100, 101 and portion of Lot 102 of Hugh W. McGavock's Addition to North Nashville as recorded in Plat Book 17, Page 640, Register's Office of Davidson County, Tennessee (RODC). Bounded on the north by Lot 1 of O'Shaghnessy's Addition to Nashville as recorded in Plat Book 21, Page 119, RODC; on the east by the west bank of the Cumberland River Navigable Channel; on the south by the southern half of the now closed Taylor Street Right-of-Way (ROW) as closed by Ordinance Bill #2016-186; and on the west by the eastern ROW of Adams Street. Tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with Donlon cap lying on the eastern ROW of said Adams Street and being the southwest corner of said Lot 1 of O'Shaghnessy's Addition to Nashville; thence leaving said ROW of Adams Street with said Lot 1 of O'Shaghnessy's Addition to Nashville, North 72°22'01" East 529.44 feet to a point on the low water mark of the Cumberland River, passing a witness pin being a found iron rod with Donlon Cap 29.58 feet west of said low water mark of the Cumberland River; thence with the low water mark of said Cumberland River, South 05°41'30" East 355.14 feet to a point; thence South 63°00'50" West 392.55 feet, passing a set iron rod at 70.00 feet to a point lying on the eastern ROW of said Adams Street; thence with said eastern ROW, North 27°06'24" West 416.93 feet to the point of beginning.

A portion of the above described tract being the northern half of said closed ROW of Taylor Street; Ordinance #2016-186.

Tract contains 173,812 square feet, or 3.99 acres. Bearings based on Tennessee State Plane Coordinate System.

EXHIBIT B

Conveyance of the Property is subject to the following:

1. Taxes for the year 2016 which have been prorated between the Grantor and Grantee.
2. Rights of the public in and to the Cumberland River.
3. Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution.
4. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River.
5. ALTA/ACSM Land Title Survey by Robert M. Searson, TN RLS No. 1666 with Littlejohn dated September 16, 2016, and designated as File No. 20150950, shows the following matters:

   a) 50' zone 1 buffer and 25' zone 2 buffer along east property line

   b) 75' dedicated conservation greenway and public access easement along east property line

   c) concrete pad and dilapidated building encroachment upon 75' greenway and zone 2

   d) proposed right of way dedication along west property line

   e) foundation wall encroaches over north lot line