BILL GARRETT, Davidson County
Trans:T20160104175 DEEDWARR
Recvd: 11/28/16 10:13 3 pgs
Fees:18.00 Taxes:14282.00
20161128-0124262

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 17175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE MILLION EIGHT HUNDRED SIXTY THOUSAND AND 00/100 ($3,860,000.00) DOLLARS, cash in hand paid by COTTAGE PARTNERS LLC, receipt of which is hereby acknowledged, THOMAS LAND DELEOT, JR. (also known as LAND DELEOT) and HARRY JOHNSON PHILLIPS, III (also known as JOHNSON PHILLIPS) and ROBERT ERIC THORNTON (also known as ERIC THORNTON) and TOWERY HOLDINGS, LLC, a Tennessee limited liability company, have bargained and sold, and by these presents do transfer and convey unto the said COTTAGE PARTNERS LLC, a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of land as follows:

Lying and being in the Twenty-first Councilmanic District of Davidson County, State of Tennessee, and being Lot 2 of the Project Cure Industrial Subdivision, as shown on revised final plat of said subdivision, of record as Instrument No. 20101105-0089012, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

ALSO CONVEYED HEREWITH is a fifty foot (50') wide, perpetual, non-exclusive easement for ingress, egress and utilities for the purpose of providing access to the above referenced property from Clifton Avenue as shown on plat of record in Instrument No. 20101105-0089012, in the Register's Office of Davidson County, Tennessee, subject to the terms and conditions set forth in Instrument No. 20151120-0117939, in the Register's Office of Dickson County, Tennessee.

Being the same property conveyed to 2300 Clifton Partners, LLC by deed from Benevolent Healthcare Foundation d/b/a Project C.U.R.E., a Colorado nonprofit corporation, dated November 17, 2015 and of record in Instrument No. 20151120-0117939, in the Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Land Deleot, Johnson Phillips, Eric Thornton and Towery Holdings, LLC, by Quitclaim Deed from 2300 Clifton Partners, LLC, dated July 5, 2016, and of record in Instrument No. 20160714-0072047, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Instrument No. 20101105-0089012, in the Register's Office of Davidson County, Tennessee, including a twenty foot (20') power line easement, a ten foot (10') power line easement, a twenty foot (20') sanitary sewer easement, a fifty foot (50') ingress egress easement (private); a thirty foot (30') sanitary sewer easement, a sixty-three inch (63") combined brick sewer, a public utility and drainage easement along the south boundary, a twenty-four inch (24") combined brick sewer, and a variable power line easement near the south boundary.

This conveyance is subject to the right of the Nashville and Western Railroad and CSX Railroad to expand to their full chartered width.

This conveyance is subject to a Sanitary Sewer Easement in favor of City of Nashville, TN, and of record in Book 1755, Page 16, in the Register's Office of Davidson County, Tennessee, and as shown on a survey prepared by Kenneth D. Church, TN RLS#1004, in association with Gresham Smith and Partners, dated October 16, 2015, Job No. 41128.00

This conveyance is subject to any facts, rights, interests or claims that may arise by reason of the following matters disclosed by a survey prepared by Kenneth D. Church, TN RLS#1004, in association with Gresham Smith and Partners, dated October 16, 2015, Job No. 41128.00: (a) a four foot (4') concrete pad encroachment along east boundary.

This conveyance is subject to the terms and conditions of an easement set forth in Instrument No. 20151120-0117939, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said COTTAGE PARTNERS LLC, its successors and assigns, forever. And it does covenant with the said COTTAGE PARTNERS LLC, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said COTTAGE PARTNERS LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument as and for the 18th day of November, 2016.

THOMAS LAND DELEOT, JR.

HARRY JOHNSON PHILLIPS, III

ROBERT ERIC THORNTON

TOWERY HOLDINGS, LLC

By: _____
William McClain Towery, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, THOMAS LAND DELEOT, JR. (also known as LAND DELEOT) and HARRY JOHNSON PHILLIPS, III (also known as JOHNSON PHILLIPS) and ROBERT ERIC THORNTON (also known as ERIC THORNTON), with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 18th day of November, 2016.

TIANA AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 01/26/2019

Tiana Austin
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared WILLIAM MCCLAIN TOWERY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of TOWERY HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as Manager.

WITNESS MY HAND and official seal at office in said County this 18th day of November, 2016.

TIANA AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 01/26/2019

Tiana Austin
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $3,860,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 18th day of November, 2016.

TIANA AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 01/26/2019

Tiana Austin
NOTARY PUBLIC

My Commission Expires: _____

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Tax Map
092 07 0 1422.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
COTTAGE PARTNERS, LLC
84 Altentann
Nashville, TN 37215