Davidson County DEEDWARRSP
Recvd: 11/28/16 15:27 7 pgs
Fees:38.00 Taxes:15725.00
20161128-0124683

This Instrument Prepared By (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #25709-1D
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
James D. Kay, Jr., Trustee 222 2nd Avenue North Suite 340-M Nashville, Tennessee 37201	Same	07900001000

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 23rd day of November 201616 by and between Lone Maple Investors, a Tennessee joint venture (hereinafter referred to as "Grantor"), and James D. Kay, Jr., Trustee of the Pardue 7201 Dynasty Trust Dated August 16, 2016, (hereinafter referred to as "Grantee").

WITNESSETH

THAT for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto the said Grantees the following described real estate situated and being in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING part of the same property conveyed to Lone Maple Investors, a Tennessee joint venture by Special Warranty Deed dated June 5, 2014 from Springs Global US, Inc., a Delaware corporation, of record in Instrument No. 20140606-0049522, Register's Office for Davidson County, Tennessee.

BUT, Grantor specifically reserves to itself, its successors and assigns an unlimited, irrevocable, perpetual, and exclusive easement over and through all that real property designated as Lot 3 on the unrecorded plat of Resubdivision of Lot 1 First Revision, Section One Cockrill Bend Industrial Subdivision, a copy of which is attached here as Exhibit C. Grantor shall have the perpetual, exclusive right to use and occupy the said Lot 3, which right includes without limitation the right to place, construct, maintain, repair, demolish, move, and remove any and all current and future improvements to the said Lot 3; the right to lease the said Lot 3 or any portion thereof to any tenant without the joinder or approval of Grantee and to receive any rent therefrom; and the right to limit access to the said Lot 3 through the erection of fences, gates, or other access control devices. Without limiting the foregoing, Grantor hereby retains all beneficial rights and ownership of the existing lease of a portion of Lot 3 to Goodwill Industries.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantees that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, the Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

LONE MAPLE INVESTORS, a Tennessee joint venture

By: William H. Hawkins Managing Joint Venturer
Name: William H. Hawkins
Its: Managing Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Hawkins with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Joint Venturer of Lone Maple Investors, a Tennessee joint venture, the within-named bargainor, and that he as such Managing Joint Venturer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Managing Joint Venturer.

WITNESS my hand, at office, this 23rd day of November 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,250,000.00.

Affiant

Subscribed and sworn to before me
this 23rd day of November 2016.

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

Notary Public
My Commission Expires

EXHIBIT A
LEGAL DESCRIPTION

BEING a tract of land in Nashville, First Civil District, 22nd Councilmanic District, Davidson County, Tennessee located in the southwest quadrant of Cockrill Bend Industrial Road and Tufting Court, being Lot No. 1 shown on the Plat of First Revision, Section 1, Cockrill Bend Industrial Subdivision, of record in Book 5800, Page 35, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the southerly margin of Cockrill Bend Industrial Road (50 feet from the center line), said point being the West end of a curve radius return into Tufting Court and being 78.01 feet from the center line of said Court;

Thence, leaving said Cockrill Bend Industrial Road with said curve to the right, 76.51 feet to the westerly margin of said Tufting Court, said curve having a radius of 50.0 feet, a central angle of 87° 40', a tangent distance of 48.01 feet and a chord of South 22° 16' East, 69.26 feet;

Thence, with said margin of Tufting Court South 21° 34' West 921.66 feet to the common front corner of the herein-described Lot Not. 1 and to Lot No. 2 shown on the above-referenced plan of Cockrill Bend Industrial Subdivision;

Thence, leaving said margin at right angles with the common line between said Lots, North 68° 26' West 1,145.07 feet to the common rear corner of said Lots;

Thence, with the westerly line of the herein-described Lot No. 1, North 36° 41' East 1,173.73 feet to the southerly margin of Cockrill Bend Industrial Road;

Thence, with said margin South 53° 15' East 349.21 feet to a point;

Thence, continuing with said margin with a curve to the left, said curve having a radius of 2,050.0 feet, a central angle of 12° 52' a tangent distance of 231.05 feet, a chord of South 59° 41' East, 459.39 feet, with the arc of said curve a distance of 460.16 feet to the Point of Beginning.

Containing 23.79 acres according to a survey of Barge, Waggoner, Sumner & Cannon dated December 21, 1987, said survey being last revised April 18, 1991 by Wendell H. Talley, Sr., Barge, Waggoner, Sumner & Cannon, 162 Third Avenue North, Nashville, TN 37201, License No. 785.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

(b) Taxes for the year 2017 and subsequent years, a lien not yet due and payable. Map/Parcel No. 07900001000.

(c) All matters shown on the Plan of record in Book 5800, Page 35, Register's Office for Davidson County, Tennessee.

(d) Mutual covenants affecting the owners of Lots 1 and 2 of Section 1 of Cockrill Bend Industrial Subdivision, recorded in Book 5859, Page 301, Register's Office for Davidson County, Tennessee, relating to open space between the buildings on the respective Lots on fire doors on the connection between such buildings.

(e) This property is near the John C. Tune Airport of the Metropolitan Airport Authority, and a portion of the above-described property is in the clear zone of such Airport and the entire property is subject to the Federal Aviation Administration Restrictions and Regulations applicable to property near an airport.

(f) Utility easement over said property to serve Lot No. 2 of Cockrill Bend Industrial Subdivision, Section 1, which easement is recorded in Book 5859, Page 297, Register's Office for Davidson County, Tennessee.

(g) Access easement over Lot No. 1 of Section 1, Cockrill Bend Industrial Subdivision to serve Lot No. 2 of such Subdivision; the easement being recorded in Book 5844, Page 870, and Book 5857, Page 830, Register's Office for Davidson County, Tennessee.

(h) All matters shown on the Street Right of Way Dedication for Cockrill Bend Industrial Road and Tufting Court in Plat Book 4175, Page 3, Register's Office for Davidson County, Tennessee.

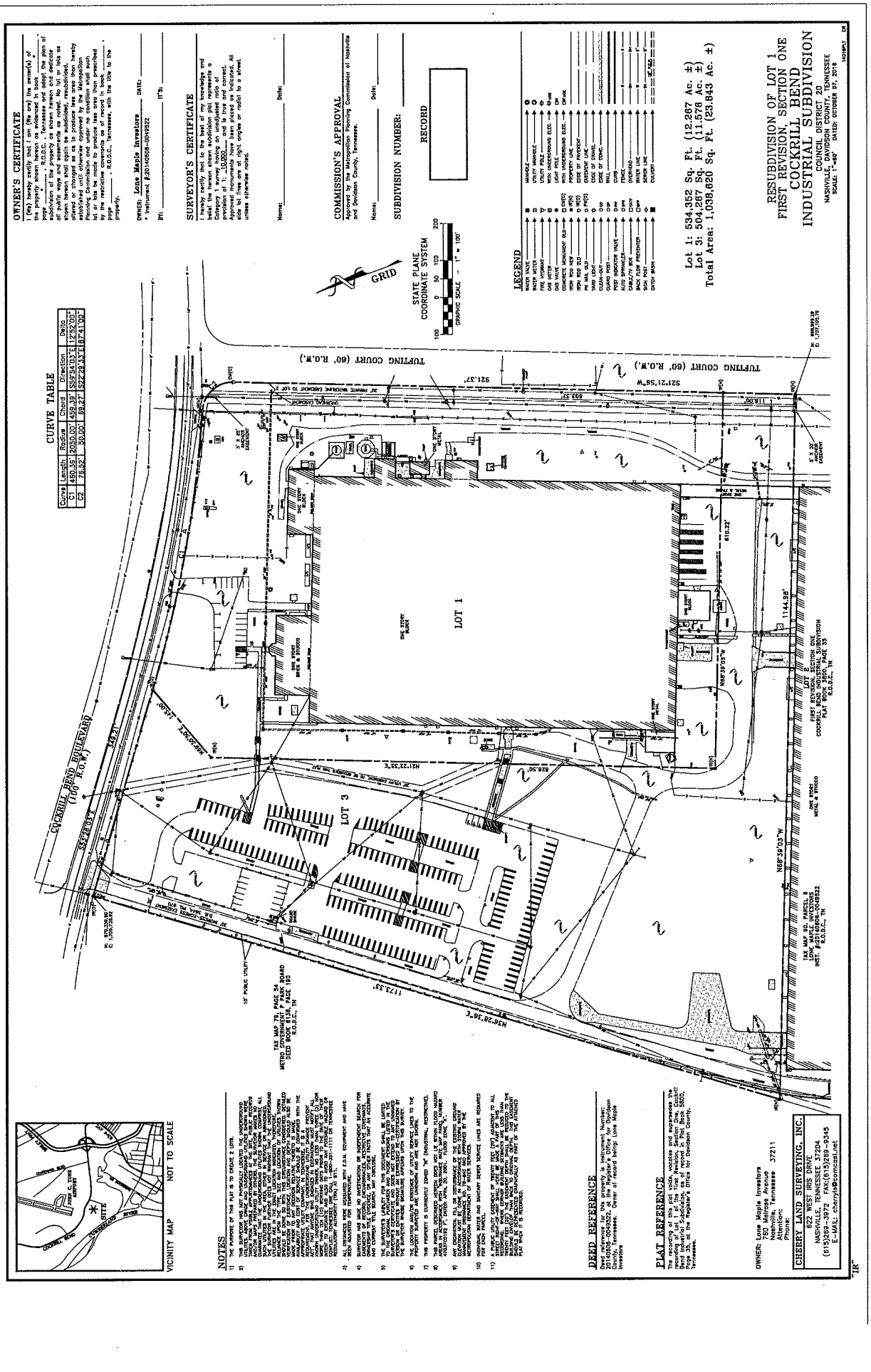
(i) Provisions for Road, Sewer and Water Line Construction as stated in the Deeds in Book 4195, Page 971, and Book 4201, Page 957, Register's Office for Davidson County, Tennessee.

(j) Easements and Conditions stated in Quitclaim Deed and Easement from the Metropolitan Nashville Airport Authority to the Metropolitan Government of Nashville and Davidson County of record in Book 6138, page 190, said Register's Office.

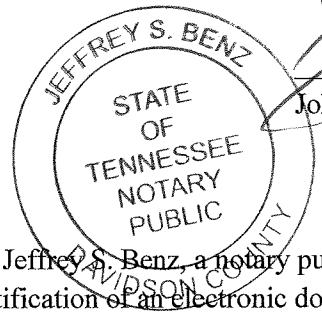
(k) Avigational Easement by and between the State of Tennessee and the Metropolitan Nashville Airport Authority of record in Book 6666, page 88, said Register's Office.

(l) Easement of record in Instrument No. 20161128-0124682, said Register's Office.

EXHIBIT C - PLAT



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