Davidson County DEEDWARRSP
Recvd: 11/29/16 08:41 6 pgs
Fees:33.00 Taxes:2934.47
20161129-0124791

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
619 Edgewood Ave., Suite 200 Atlanta, GA 30312	08205015400 08205015500 08205016100	New Owner

This instrument prepared by and return to: Caiaccio Law Firm LC

P.O. Box 422584, Atlanta, GA 30342

After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley S-01085
4170 Ashford Dunwoody Rd. Ste. 525
Atlanta, Georgia 30319

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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 are hereby acknowledged, **ASHLAND LLC** (successor in interest to Ashland Chemical, Inc.), a Kentucky limited liability company ("**Grantor**") has bargained and sold, and by these presents transfer and convey to **VANBUREN LLC,** a Georgia limited liability company ("**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "**Property**").

STATE OF OHIO
COUNTY OF FRANKLIN

The actual consideration or value, whichever is greater, for this transfer is $793,100.00

Kraig A. Kunkemoeller Affiant

Subscribed and sworn to before me this 18th day of November, 2016.

Karen M. Johnston
Notary Public

NOTARIAL SEAL
STATE OF OHIO
KAREN M. JOHNSTON
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXPIRES
DECEMBER 23, 2016

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B** hereto (the "**Permitted Exceptions**").

This is improved property, known as 91 Van Buren Street, Nashville, Davidson County, Tennessee (Map Parcel #s 08205015400, 08205015500, and 08205016100).

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

As a material consideration for the conveyance of the Property to Grantee by Grantor, from and after the date of this Deed, use of the Property will be subject to the following restrictions, which will bind and run with the Property and will apply to Grantee and to all subsequent owners of the Property or any part or portion thereof. Unless otherwise specifically consented to in writing by Grantor, which consent may be given or withheld by Grantor at its sole and exclusive option for any reason or reasons or for no reason, (a) use of the Property will be limited to business, commercial or industrial purposes only, (b) the Property will not be used for any residential purposes or for any commercial activity involving child or elder care, hospitals, hotels or lodging, and (c) the groundwater beneath the Property will not be used for any purpose whatsoever. The foregoing restrictions will be enforceable by actions in law and/or in equity (including, but not limited to, pursuant to an action of specific performance) by Grantor and by any party owning real property within 2000 feet of the Property. Grantee may elect, at Grantee's option and sole expense, to perform any environmental remediation which may be required to permit the Property to be used for residential purposes in accordance with applicable laws. Upon obtaining approval by governing authorities of the work to bring the Property to residential standards, the requirement shall automatically be lifted to permit whatever uses are authorized by the governmental approval.

REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURE ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Grantor has executed this Deed on November 18, 2016, but effective as of the 22 day of November, 2016.

ASHLAND LLC
a Kentucky limited liability company

By _____(Seal)
Kraig A. Kunkemoeller
Director, Global Real Estate & Facilities

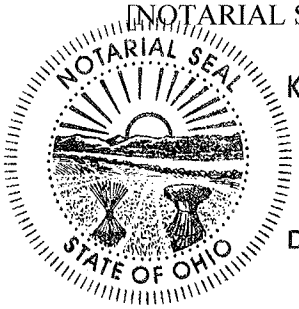
STATE OF OHIO)
COUNTY OF FRANKLIN)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Kraig A. Kunkemoeller, Director, Global Real Estate & Facilities of Ashland LLC, a limited liability company, the within named Grantor, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date for and on behalf of said limited liability company.

Given under my hand and official seal this 18th day of November, 2016.

Karen M. Johnston
Notary Public
My commission expires: 12-23-16

[NOTARIAL SEAL]



KAREN M. JOHNSTON
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXPIRES
DECEMBER 23, 2016

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL I:

Situated in the City of Nashville, Davidson County, Tennessee and being Lots Nos. 126 and 131, both inclusive, and Lots Nos. 154 and 155 as shown on Plan of McGavock's City Park Lots, which Plan is of record in Book No. 57, Page No. 101, Davidson County, Tennessee.

PARCEL II:

Land lying in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 156 of the McGavock City Park Subdivision, as of record in Plat Book 57, page 101, Register's Office for Davidson County, Tennessee, described according to a survey by R.L. Montoya, Land Surveying, dated October 5, 1979, as follows:

Beginning at an iron pin in the West margin of Adams Street the common corner of Lot Nos. 156 and 157; thence, along the North property line of Lot No. 157 South 63 deg. 07 min. 27 sec. West 174.80 feet to the East margin of a 16 foot alley; thence, along the said East margin North 27 deg. 07 min. 18 sec. West 50.00 feet to the Southwest corner of Lot No. 155; thence, along the South property line of said lot North 63 deg. 07 min. 27 sec. East 174.80 feet to the West margin of Adams Street (40 feet wide); thence, along the West margin of Adams Street South 27 deg. 07 min. 18 sec. East 50 feet to the point of beginning, containing 8740 square feet or 0.20 acres, more or less.

TOGETHER WITH the reversionary interest in Alley No. 223 extending southwardly from the south margin of Van Buren Street to the north margin of Taylor Street, closed, vacated, and abandoned by the Metropolitan Government of Nashville by the approval of Bill No. 080-177 dated May 22, 1980.

Being the same property conveyed to Grantor's predecessor in interest, Ashland Chemical, Inc., by Deed effective as of October 1, 1989, and recorded in Book 7996, Page 866, in the Register's Office of Davidson County, Tennessee. See Affidavit of Corporate Name Change recorded contemporaneously herewith for the various intercompany name changes and mergers bringing title forward from Ashland Chemical, Inc. to Ashland LLC.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for the year 2017 and subsequent years not yet due and payable

2. Right of tenants in possession under unrecorded leases

3. Easements, requirements and restrictions set out in Bill No. 080-177 of the Metropolitan Government of Nashville and Davidson County

4. The following matter shown on survey by G. Scott Carter of Clint T. Elliott Registered Land Surveyor dated June 1, 2016, last revised October 25, 2016, Project ID 160512:

    a) Encroachment of eastern edge of asphalt path as shown at the northwestern corner of the subject property;
    b) Sewer line; and
    c) Electric power line

I, David W. Dudley, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Georgia

County of Dekalb

Personally appeared before me, Matthew Fontana, a notary public for this county and state, David W. Dudley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

MATTHEW FONTANA
NOTARY PUBLIC
My Commission Expires
12-07-2019
DEKALB COUNTY, GEORGIA