Davidson County DEEDWARRSP
Recvd: 12/12/16 10:14 11 pgs
Fees:58.00 Taxes:1942.50
20161212-0129759

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2016. Notary Public My Commission Expires: 8-20-19

PAMELA C. NASH
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Thomas Land Deleot Jr. 3201 Trevor Street, Suite 200 Nashville, TN 37209	New Owner	091 00 0 017.00; 091 00 0 018.00

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **McRedmond, LLC**, a Tennessee limited liability company, as to an undivided 3/10 interest, **Mary Pauline Vogel**, **Ellen Kade**, **Louis A. McRedmond**, **Edith Stephanie Keller**, **Delores Ann (Nowzaradan) McRedmond**, **Theresa F. McRedmond** and **Julie Faye McRedmond**, each as to an undivided one-tenth (1/10) interest, all as tenants-in-common (collectively, the "**Grantors**"), have bargained and sold, and do hereby transfer and convey unto **Towery Holdings, LLC**, a Tennessee limited liability company, a one-third (1/3) undivided interest, **Thomas Land Deleot Jr.**, a married man, a one-third (1/3) undivided interest, and **Harry Johnson Phillips III**, an unmarried man, a one-third (1/3) undivided interest, as tenants in common ("**Grantees**"), their successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is unimproved property located at 0 Dr Walter S Davis Blvd.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever. Grantors covenant and bind

themselves, their successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantees, Grantees' successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

Except as to the warranty of title set forth above, the transfer of the Property is AS IS, WHERE IS, WITH ANY AND ALL FAULTS. Grantees understand and acknowledge that Grantors have not made and do not make any representations or warranties to Grantees with respect to the condition, state of repair or operations of the Property, with respect to the suitability or fitness for Grantees intended use or purpose or with respect to the appreciation or income potential of the Property, the zoning of the Property, the platting of the Property, the adequacy of utilities to the Property, access to the Property or any other matter.

[*Remainder of Page Intentionally Left Blank. Signature(s) on Following Page(s).*]

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed to be effective for all purposes as of the 30th day of November, 2016.

SELLERS:

McRedmond, LLC,
a Tennessee limited liability company

By: Linda Katherine McRedmond Orsagh
Name: LINDA KATHERINE McREDMOND ORSAGH
Title: managing member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Katherine McRedmond Orsagh, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Managing Member of **McRedmond, LLC, a Tennessee limited liability company** and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of November, 2016.

Notary Public
My Commission Expires: 3/7/2017

LINDA F. BURGESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7 2017

Mary Pauline Vogel by Edith Stephanie Keller Attorney in Fact

Mary Pauline Vogel, by Edith Stephanie Keller, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Edith Stephanie Keller**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument on behalf of **Mary Pauline Vogel** for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2016.

Phyllis R VanOst

Notary Public
My Commission Expires:_____

PHYLLIS R. VANOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires AUG. 4, 2020

Ellen Kade, by Edith Stephanie Keller Attorney

Ellen Kade, by Edith Stephanie Keller, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Edith Stephanie Keller**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument on behalf of **Ellen Kade** for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2016.

Phyllis R VanOst

Notary Public
My Commission Expires:_____

PHYLLIS R. VANOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires AUG. 4, 2020

Louis A. McRedmond

Louis A. McRedmond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Louis A. McRedmond**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2016.

Phyllis R VanOlst

Notary Public
My Commission Expires: _____

PHYLLIS R. VANOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires AUG. 4, 2020

Edith Stephanie Keller

Edith Stephanie Keller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Edith Stephanie Keller**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2016.

Phyllis R VanOlst

Notary Public
My Commission Expires: _____

PHYLLIS R. VANOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires AUG. 4, 2020

Delores Ann McRedmond by Edith Stephanie Keller Attorney in Fact

Delores Ann (Nowzaradan) McRedmond, by Edith Stephanie Keller, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Edith Stephanie Keller**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument on behalf of **Delores Ann (Nowzaradan) McRedmond** for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2016.

Phyllis R VanOst

Notary Public
My Commission Expires: _____

PHYLLIS R. VANOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires AUG. 4, 2020

Theresa F. McRedmond by Louis A. McRedmond Attorney in Fact

Theresa F. McRedmond, by Louis A. McRedmond, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Louis A. McRedmond**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument on behalf of **Theresa F. McRedmond** for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2016.

Phyllis R VanOst

Notary Public
My Commission Expires: _____

PHYLLIS R. VANOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires AUG. 4, 2020

Julie Faye McRedmond by Louis A. McRedmond Attorney en Fact

Julie Faye McRedmond, by Louis A. McRedmond, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Louis A. McRedmond**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument on behalf of **Julie Faye McRedmond** for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2016.

Phyllis R Vanolst

Notary Public
My Commission Expires:

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG. 4, 2020

EXHIBIT A

Legal Description

A TRACT OF LAND, IN THE 8TH, FORMERLY 13TH CIVIL DISTRICT OF SAID COUNTY, BEING PART OF LOT NO. 43 ON THE PLAN OF THE TOWN OF CLIFTON, OF RECORD IN BOOK 21, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING SHOWN AS A TRACT OF 12.38 ACRES ON THE MAP OF THE PROPERTY OF VICTOR CHEMICAL WORKS, ET AL, OF RECORD IN BOOK 547, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF CENTENNIAL BOULEVARD AND CLIFTON AVENUE, BEING THE SOUTHEAST CORNER OF LOT NO. 22 IN THE SUBDIVISION OF CLIFTON LOTS NO. 44, 47, AND 48, AND OTHER LOTS, WHICH PLAN IS OF RECORD IN BOOK 161, PAGE 68, SAID REGISTER'S OFFICE; RUNNING THENCE WITH THE CENTER OF CLIFTON AVENUE, NORTH 34 ¼° WEST 59 ½ FEET TO AN IRON PIN; THENCE NORTH 3° EAST 132 FEET TO AN IRON PIN; THENCE NORTH 20 ¾° EAST 152 FEET TO AN IRON PIN; THENCE LEAVING CLIFTON AVENUE AND RUNNING NORTH 50° WEST 361 FEET TO A STAKE ON THE BLUFF OF CUMBERLAND RIVER, WHICH STAKE IS SOUTH 78° WEST 104 FEET FROM A LOCUST TREE, CORNER OF LOT 20; THENCE DOWN SAID BLUFF NORTH 30° WEST 150 FEET, MORE OR LESS, TO LOW WATER MARK OF CUMBERLAND RIVER, SAID POINT BEING 90 FEET EAST FROM THE NORTHWEST CORNER OF LOT NO. 19 IN SAID SUBDIVISION, OR IN THE NORTHWEST CORNER OF LOT 44 IN THE ORIGINAL PLAN OF CLIFTON AS OF RECORD IN BOOK 21, PAGE 35, SAID REGISTER'S OFFICE; THENCE UP SAID RIVER IN A NORTHEASTERLY DIRECTION 561 FEET AT LOW WATER MARK TO A POINT OPPOSITE THE CENTER OF CLIFTON AVENUE; THENCE CONTINUING UP SAID RIVER AT LOW-WATER MARK, NORTH 42° EAST 232 FEET TO THE NORTHWEST CORNER OF THE READ PHOSPATE COMPANY'S 4.68 ACRE TRACT; THENCE WITH THE WESTERLY LINE OF SAME, SOUTH 29 ¾° EAST 407 FEET, MORE OR LESS, TO AN IRON PIN IN THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 59° EAST 250 FEET TO A POINT IN THE CENTER OF WHAT IS CALLED "READ ROAD"; THENCE ALONG THE CENTER OF SAID ROAD, SOUTH 15° EAST 300 FEET TO AN IRON PIN; THENCE CONTINUING IN THE CENTER OF SAID ROAD, SOUTH 47° EAST 422 FEET TO A POINT IN THE CENTER OF CENTENNIAL BOULEVARD; THENCE WITH THE CENTER OF CENTENNIAL BOULEVARD; SOUTH 69 ¾° WEST 304 FEET TO THE CENTER OF A CULVERT, BEING THE SOUTHEAST CORNER OF LOT 24 ON THE PLAN OF RECORD IN BOOK 161, PAGE 68, SAID REGISTER'S OFFICE; THENCE NORTH 21 ½° WEST 66 FEET; THENCE NORTH 77 ½° WEST 210 FEET; THENCE SOUTH 9° WEST 60 FEET; THENCE SOUTH 54 ½° WEST 100 FEET; THENCE SOUTH 19 ½° WEST 65 FEET; THENCE SOUTH 55 ½° WEST 222 FEET TO A POINT IN THE CENTER OF CENTENNIAL BOULEVARD, THE SOUTHWEST CORNER OF SAID LOT NO. 24; THENCE ALONG THE CENTER OF CENTENNIAL BOULEVARD, SOUTH 69 ¾° WEST 150.5 FEET TO THE BEGINNING.

INCLUDED HEREIN, BUT EXCLUDED THEREFROM, IS A TRACT OF LAND DESCRIBED IN THE MINUTE BOOK 32, PAGE 560, ET SEQ., SECOND CIRCUIT COURT, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LOUIS A. MCREDMOND BY DEED OF RECORD IN BOOK 5864, PAGE 728, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LOUIS A. MCREDMOND HAVING SINCE DIED AND LIVING A WILL OF RECORD IN WILL BOOK 215, PGE 335, CIRCUIT COURT CLERKS OFFICE (PROBATE) FOR DAVIDSON COUNTY, TENNESSEE. THE WILL CONVEYED SAID PROPERTY TO MARY PAULINE VOGEL, ANITA M. SHERIDAN, LINDA M. ORSAGH, ELLEN KADE, LOUIS A. MCREDMOND, STEPHEN MCREDMOND, EDITH STEPHANIE KELLER, DELORES ANN NOWZARADAN, THERESA F. MCREDMOND AND JULIE FAYE MCREDMOND, AS TENANTS-INCOMMON, AS TO A ONE-TENTH OWNERSHIP EACH, BY QUITCLAIM DEED FROM LOUIS ANTHONY MCREDMOND, EDWARD STEPHEN MCREDMOND AND ANITA M. SHERIDAN, EXECUTORS OF THE ESTATE OF LOUIS A. MCREDMOND, DECEASED, OF RECORD AT INSTRUMENT NUMBER 20040917-0112315, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ANITA M. SHERIDAN, LINDA M. ORSAGH AND "EDWARD" STEPHEN MCREDMOND CONVEYED THEIR INTEREST INTO MCREDMOND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 200411170137914, IN THE SAID REGISTER'S OFFICE.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. All matters as shown on that certain plat of record in Plat Book 21, Page 35 and Plat Book 547, page 34, in the Register's Office of Davidson County, Tennessee.

3. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

4. Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.

5. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

6. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland River.

7. That portion of the land embraced within the bounds of any public road or thoroughfare.

8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Gresham Smith and Partners on November 30, 2016, designated Job Number 42117.00:

    - 30' Colonial pipeline easement, as approximately located by TDOT maps, and two gas lines that may or may not be located within the easement area.
    - 60' sewer easement, as approximately located by TDOT maps dated 1994, and two sanitary sewer lines that may or may not be located within the easement area.
    - Monitoring wells located on the property, and the rights of persons to enter upon the property for inspection and maintenance thereof.
    - Any portion of Old Read Phosphate Road located on the property.
    - Catch basins and any related appurtenances located along Centennial Boulevard.
    - Bus stop located on the property at the Southwest corner.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: