NEW PROPERTY OWNER IS
AND SEND TAX BILLS TO:
CPC - 8 TO 5 L.P.
P.O. Box 8037
Gallatin, TN 37066

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 105-070-0022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO MILLION AND NO/100 ($2,000,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, **THE TOMLIN PARTNERSHIP**, have this day bargained and sold and by these presents do hereby transfer and convey unto **CPC - 8 TO 5 L.P.**, its successors and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

A tract of land in the 17th District, Davidson County, Tennessee. Tract being lots 65 through 68, 119 and a portion of two alleys, as recorded in Minute Book D page 129, also recorded in Plan Book 1, page 35, Chancery Court at Nashville. Tract being bounded on the north by Houston Street, on the east by 4th Avenue South, on the south by Humphrey's Street and on the west by Alley Number 1820. Tract being more particularly described as follows:

Point of beginning being at the intersection of Right of Way (ROW) of 4th Avenue South and Humphrey's Street; thence along the ROW of Humphrey's Street North 81°51'52" West 237.54 feet to a point; thence along the ROW of Alley Number 1820 North 07°44'52" East 222.07 feet to a point; thence along the ROW of Houston Street South 49°30'02" East 96.72 feet to a point; thence with a curve to the left having a radius of 30.00 feet, an arch length of 6.53 feet and a chord bearing and distance South 55°43'55" East 6.51 feet to a point; thence South 61°57'48" East 30.61 feet to a point; thence with a curve to the right having a radius of 61.00 feet, an arch length of 37.20 feet and a chord bearing and distance of South 44°29'38" East 36.62 feet to a point; thence with the ROW of 4th Avenue South, South 26°38'49" East 164.10 feet to the point of beginning. Containing 32,139 square feet or 0.74 acres.

Described according to the ALTA/NSPS Land Title Survey, dated January 10, 2017, as revised January 27 2017, prepared by Jason J. Stivers, TN RLS #2219, Rogers Group, Inc., 114B West Main Street, Gallatin, Tennessee 37066, Project #16-057.

Being the same property conveyed to The Tomlin Partnership by deed from Tommy's Distributing Company, Inc., dated March 17, 2016 and filed for record as Instrument No. 20160318-0025982, in the Register's Office for Davidson County, Tennessee, and by deed from Tommy's Distributing Company, Inc. dated April 20, 2016 and filed for record as Instrument No. 20160421-0038840, in said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170011070 DEEDWARR
Recvd: 02/06/17 15:33 4 pgs
Fees:23.00 Taxes:7400.00
20170206-0012657

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns, in fee simple forever.

THE TOMLIN PARTNERSHIP COVENANTS with the said GRANTEE that it is lawfully seized and possessed of the above described tract or parcel of land in fee simple, that it has a good right to convey same, and that the same is unencumbered, EXCEPT for the matters set forth on Exhibit "A" attached hereto.

THE TOMLIN PARTNERSHIP FURTHER COVENANTS with the said GRANTEE and binds itself, its successors and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEE, its successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS this the 6th day of February, 2017.

THE TOMLIN PARTNERSHIP

BY: Dianna Tomlin

DIANNA TOMLIN, Partner

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **DIANNA TOMLIN, PARTNER OF THE TOMLIN PARTNERSHIP,** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained as partner of said partnership.

WITNESS my hand and official seal on this the 6th day of February, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $2,000,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

CPC - 8 to 5, L.P.

By: Green-Little Corporation,
General Partner

By: _____
L.A. Green III, President
AFFIANT

SUBSCRIBED and sworn to before me, this the 6th day of February, 2017.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-27-18

DELVINA LOYA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Exhibit "A"

1. Taxes and assessments for the year 2017 and subsequent years and not yet due and payable.
2. Subject to plat of record in Minute Book D, page 129, and Plan Book 1, page 35, Chancery Court at Nashville, Tennessee.
3. All matters shown on survey prepared by Jason Stivers, dated January 17, 2017, last revised January 27, 2017, under Job No. 016-057.