BILL GARRETT, Davidson County
Trans:T20170018944 DEEDWARRSP
Recvd: 03/06/17 09:47 4 pgs
Fees:23.00 Taxes:4757.46
20170306-0021665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,285,800.00 .

Affiant

Subscribed and sworn to before me, this the 28th day of FEBRUARY, 2017.

Notary Public
My commission expires:

THOMAS R. BRASHLER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 05, 2018

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
c/o Monroe Investment Partners LLC 6 E. Monroe Street, Suite 300 Chicago, Illinois 60603	Same	Map 82-6 Parcel 88

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cherokee Equity Corporation ("GRANTOR"), a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto 520 COWAN LP, a Tennessee limited partnership ("GRANTEE"), its successors and assigns, certain land in Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

Property address: 1437 Cowan Court, Nashville, Tennessee 37207.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS GRANTOR'S hand this 1st day of March, 2017.

CHEROKEE EQUITY CORPORATION

By: _____
Whitney D. Wilson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lissa W. Allen, a notary public of the state and county aforementioned, personally appeared Whitney D. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Cherokee Equity Corporation, the within-named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal in Nashville, Tennessee, this the 1st day of March, 2017.

LISSA W. ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

_____
Notary Public
My Commission Expires: _____

4852-7793-4147.2

PROPERTY DESCRIPTION

1437 Cowan Court, Nashville, Tennessee 37207

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Cowan Industrial Park Section Six, as shown on plat of record in Plat Book 6250, page 279, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cherokee Equity Corporation by Quitclaim Deed of record in Book 7593, Page 426, Register's Office for Davidson County, Tennessee.

EXCEPTIONS TO TITLE

1437 Cowan Court, Nashville, Tennessee 37207

The Property is conveyed subject to the following matters:

1. Taxes for the year 2017, a lien not yet due and payable.
2. Water (Riparian Rights) –
   a. The rights of upper and lower riparian owners to the free and unobstructed flow of the water without diminution or pollution and the consequence of any past or future change in the location of the Cumberland River;
   b. Riparian rights incident to premises;
   c. Rights of upper and lower riparian owners in and to the waters of the Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;
   d. Any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.
3. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 279, Register's Office for Davidson County, Tennessee.
4. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 173, Register's Office for Davidson County, Tennessee.
5. Warranty Deed of Flowage Easement of record in Book 2155, Page 341, Register's Office for Davidson County, Tennessee.
6. Right-of-Way Easement of record in Book 5041, Page 340, Register's Office for Davidson County, Tennessee, (See Clarification set forth in Revocation of Right-Of-Way Easement of record in Book 5136, Page 683, said Register's Office.
7. 30-foot easement for sanitary sewer and drainage as set forth in Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8608, Page 133, Register's Office for Davidson County, Tennessee.
8. Subject to all matters shown on the ALTA/NSPS Land Title Survey of the Property dated February 27, 2017, prepared by Barge, Waggoner, Sumner and Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, TN 37201, and identified as File No. 3642500.