BILL GARRETT, Davidson County
Trans:T20170021036 DEEDWARRSP
Recvd: 03/10/17 15:45 5 pgs
Fees:28.00 Taxes:2405.00
20170310-0024057

SPECIAL WARRANTY DEED

FROM: Jon P. Kemp

TO: CP Logistics Skyline Distribution Center, LLC, a Delaware limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
CP Logistics Skyline Distribution Center, LLC 35 Music Square East, Suite 301 Nashville, TN 37203	Same	Map 60-14, Parcel 26

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

The actual consideration for this transfer is $650,000.00.

Affiant

Sworn to and subscribed before me, this 6th day of March, 2017.

Notary Public

My Commission Expires: 3-6-18

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon P. Kemp** (the "Seller") by these presents does transfer, sell and convey unto **CP Logistics Skyline Distribution Center, LLC, a Delaware limited liability company** (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property containing approximately 7.24 acres and located at 0 Brooklyn Ave, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 10 day of March, 2017.

SELLER:

Jon P. Kemp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jon P. Kemp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal at office in Nashville, Tennessee, this 10th day of March, 2017.

Melissa L. Gay
Notary Public

My Commission Expires: September 11, 2017

MELISSA L. GAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Industrial Park north, as shown on plat of record in Plat Book 6200, Page 391, in the 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 Jon P. Kemp, by deed of record at Instrument No. 20150519-0045972, in the Register's Office for Davidson County, Tennessee.

Together with Easements as set forth in Contract to Grant Easement and Convey Deed of record in Book 10948, Page 434, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2017, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 391, Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Contract to Grant Easement and Convey Deed of record in Book 10948, Page 434, Register's Office for Davidson County, Tennessee.