BILL GARRETT, Davidson County
Trans:T20170041042 DEEDWARRSP
Recvd: 05/15/17 10:25 3 pgs
Fees:18.00 Taxes:10730.00
20170515-0047812

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 $2,900,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2017. Notary Public My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
1033 Demonbreun, Suite 600 Nashville, TN 37203	New Owner	094-13-0-077.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CP ALABAMA, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **555 EXPRESSWAY DRIVE, LLC**, a Tennessee limited liability company, a sixty-three and 70/100 percent (63.70%) undivided interest, **RL EXPRESSWAY, LLC**, a Tennessee limited liability company, a sixteen and 30/100 percent (16.30%), and **CJ EXPRESSWAY, LLC**, a Tennessee limited liability company, a twenty and 00/100 percent (20.00%) undivided interest, as tenants in common (collectively, "**Grantees**"), their successors, heirs and assigns, an interest in certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

THIS IS IMPROVED PROPERTY KNOWN AS: 555 Expressway Drive, Nashville, Tennessee, 37210.

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

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 10th day of May, 2017.

CP ALABAMA, LLC,
a Tennessee limited liability company

By: _____
Stephen R. Kerr
Its: Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, **Stephen R. Kerr**, 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 **Member** of **CP Alabama, LLC**, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 10th day of May, 2017.

_____
Notary Public
My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

EXHIBIT A

Legal Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located at the terminus of Expressway Park Drive being bound on the North by Interstate 40, on the South by Mt. Ararat Cemetery, and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Expressway Park Drive at the southwest corner of herein described tract, said pin being the northwest corner of Mt. Ararat Cemetery:

Thence, with the easterly margin of Expressway Park Drive, N 34° 00' 00" E, 53.71 feet to a point;

Thence, with a curve concave to the west having a central angle of 57° 17' 30", a radius of 60.00 feet and a chord ofN 07°15' 01" E, 57.53 feet for an arc length of 60.00 to a point;

Thence, with the east line of Lot 13B of Resubdivision of Lot 13, Expressway Commercial Park, of record in Plat Book 4060, Page 36, Register's Office for Davidson County, Tennessee, N 34° 00' 00" E, 448.07 feet to a point;

Thence, with the southerly margin of Interstate 40, S 67° 3 8' 42" E, 502.01 feet to a concrete highway monument;

Thence, continuing with said margin, S 55° 44' 04" E, 136.90 feet to an iron pin;

Thence leaving said margin, S 08° 30' 00" W, 155.74 feet to an iron pin;

Thence with National Christian Missionary Convention of record in Deed Book 5922, Page 422, Register's Office for Davidson County, Tennessee, N 65° 57' 20' W, 328.60 feet to a point;

Thence, S 29° 59' 20' W, 447.64 feet to a point;

Thence, N 57° 30' 22" W, 377.51 feet to the point of beginning, containing 271,717 square feet or 6.24 acres, more or less.

Being the same property conveyed to CP Alabama, LLC, a Tennessee limited liability company by Special Warranty Deed from Cummings Incorporated, The International Sign Service, a Tennessee corporation, of record at Instrument No. 20020618-0073 890, in the Register's Office of Davidson County, Tennessee.