BILL GARRETT, Davidson County
Trans:T20170060081 DEEDWARRSP
Recvd: 07/13/17 16:03 5 pgs
Fees:28.00 Taxes:18592.50
20170713-0070696

PREPARED BY AND RETURN TO:
GRANT, KONVALINKA & HARRISON, P.C.
Ninth Floor - Republic Centre
633 Chestnut Street
Chattanooga, Tennessee 37450-0900

SPECIAL WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MUSIC CITY PARTNERS, LLC, a Tennessee limited liability company ("Grantor"), does hereby sell, transfer and convey unto THE QUARTER JACKSON, LLC, a Mississippi limited liability company ("Grantee"), the following described real estate (the "Property"):

Land in Davidson County, Tennessee being Lot No. 1 of the Resubdivision of Lot No. 14-C, Section 14, Allied Industrial Park and Tract 1, Section 5-A, Allied Industrial Park, of record in Book 7900, Page 243, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

For prior title, see deed recorded as instrument number 20130711-0071996, in the Register's Office of Davidson County, Tennessee.

Subject to taxes for the year 2017 and subsequent years and any taxes or special assessments which are not shown as existing liens by the public records, including any increase in assessment resulting from improvements constructed on the property.

Subject to Easement Agreement for use of railroad spur track in Book 4455, Page 416, in the Register's Office of Davidson County, Tennessee.

New Owner

Address of Grantee	Mail Tax Notice	Map Parcel No.
The Quarter Jackson, L. L. C. 102 Business Park Drive Suite A Ridgeland, MS 39157	Same	135 05 0 080.00

Subject to Easements for Drainage line and use of railroad spur track as set out in Deed recorded in Book 4989, Page 681, in the Register's Office of Davidson County, Tennessee.

Subject to all conditions, easements and matters shown on plat recorded in Book 7900, Page 243, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto Grantee, its successors and/or assigns, in fee simple forever.

Grantor for itself and its successors and/or assigns, covenants, warrants and represents to and with Grantee, its successors and/or assigns, that Grantor is lawfully seized and possessed of the above-described real estate, that it has full right and lawful authority to sell and convey the same, that it has not made, done, executed or suffered any act or thing whereby the real estate now is or at any time hereafter shall or may be imperiled, charged or encumbered except as herein set forth; that said real estate is free and clear of all liens and encumbrances; and that it will forever warrant and defend the title to the said real estate against all persons lawfully claiming the same from, through and under it, but not otherwise.

[Signatures on Next Page Following]

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed this 12 day of July, 2017.

MUSIC CITY PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Raun V. Smith, Authorized Member

By: _____
Robert A. Smith, Authorized Member

By: _____
Tim Reagan, Authorized Member

STATE OF Tennessee
COUNTY OF Hamilton

Before me, a Notary Public of the State and County aforesaid, personally appeared Raun V. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized member of MUSIC CITY PARTNERS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such authorized member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such authorized member.

WITNESS my hand and seal, this 7th day of July, 2017.

_____
Notary Public

JOHN T. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

My commission expires:
3/24/18

STATE OF Tennessee
COUNTY OF Hamilton

Before me, a Notary Public of the State and County aforesaid, personally appeared Robert A. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized member of MUSIC CITY PARTNERS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such authorized member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such authorized member.

WITNESS my hand and seal, this 7th day of July, 2017.

Notary Public

My commission expires:
3/24/18

JOHN R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF Tennessee
COUNTY OF Hamilton

Before me, a Notary Public of the State and County aforesaid, personally appeared Tim Reagan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized member of MUSIC CITY PARTNERS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such authorized member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such authorized member.

WITNESS my hand and seal, this 7th day of July, 2017.

Notary Public

My commission expires:
3/24/18

JOHN R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $5,025,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee

Subscribed and sworn to before me this 12th day of July, 2017.

Notary Public

My commission expires:

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CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018