Davidson County DEEDWARR
Recvd: 09/06/17 08:45 4 pgs
Fees:23.00 Taxes:3015.50
20170906-0091414

FROM: Cave Road Partners, a Tennessee general partnership

TO: CMW, LLC as to 61.35% and James C. Woodard II and Jeffrey C. Maddox, as joint tenants with rights of survivorship, as to 38.65%

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
CMW, LLC, James C. Woodard II And Jeffrey C. Maddox 106 Mission Ct Ste 105 Franklin TN 37067	Same as New Owner	Map 94 Parcel 167

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $815,000.00.

Affiant

Subscribed and sworn to before me, this the 1 day of Sept., 2017.

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

Notary Public
My Comm. Expires: 4-11-2020

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cave Road partners, a Tennessee general partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CWM, LLC, a Tennessee limited liability company, as to an undivided 61.35% interest, and James C. Woodard II and Jeffrey C. Maddox as joint tenants with rights of survivorship, as to an undivided 38.65% interest, hereinafter called "GRANTEES", their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in Davidson County, Tennessee known as Lot No. 2 on the resubdivision of Section 5 of River Hills Industrial Park as recorded in Book 5800, page 20, Register's Office for Davidson

County, Tennessee, and being more particularly described as follows:

A tract of land in the 3rd Civil District of Davidson County, being part of Lot 6-C on the Plan of River Hills Industrial Park, Section 5, of record in Book 4660, page 65, Register's Office of Davidson County, Tennessee, and being described by survey of A & A Engineer's, Inc., dated September 22, 1981, as follows:

BEGINNING with a point in the northern right of way margin of Cave Road being the southwest corner of Section 5 of River Hills Industrial Park as of record in Book 4660, page 65, said Register's Office; thence North 2 degrees 27'37" East 95.30 feet to a point in the southern right-of-way margin of the L&N Railroad; thence with said margin North 67 degrees 16' East 70.42 feet to a point; thence with a curve to the right having a radius of 1860.08 feet and a length of 109.09 feet to a point; thence leaving said margin South 15 degrees 54'30" East 194.36 feet to an iron pin in the North right-of-way margin of Cave Road; thence with said margin North 81 degrees 04' West 42.80 feet to a point; thence with a curve to the left having a radius of 1704.98 feet and a length of 182.88 feet to the point of beginning, containing 0.636 acres, more or less

Being the same property conveyed to Burns & Johnson, LLC, a Tennessee limited liability company, by deed from John T. Nixon, of record as Instrument No. 20001211-0121647, Register's Office for Davidson County, Tennessee. By Certificate of Conversion filed with the Tennessee Secretary of State, and recorded as Instrument No. 20170829-0088653, said Register's Office, Burns & Johnson, LLC was converted to Cave Road Partners, a Tennessee general partnership.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2017 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 5800, page 20, said Register's Office.

3. Sewer Line Dedication in favor of the Metropolitan Government of Davidson County, of record in Book 4552, page 836, said Register's Office.

4. Water Line Dedication in favor of the Metropolitan Government of Davidson County, of record in Book 4692, page 833, said Register's Office.

5. Easement to Qwest Communications International, of record as Instrument No. 20120228-0017172, said Register's Office.

6. Easement to Sprint Communications Company L.P., of record as Instrument No. 20140114-0003779, said Register's Office.

7. Possible right of Railroad to increase its right-of-way to the full extent of its charter.

This is improved property located at 511 Cave Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 does further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS its hand this 1st day of September, 2017.

CAVE ROAD PARTNERS, a Tennessee general partnership

By: _____
Ben A. Burns, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ben A. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Authorized Agent of Cave Road Partners, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic versic of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON