LIMITED WARRANTY DEED

Bill Garrett Davidson County
Batch# 493 DEEDWARR
09/13/2017 09:55:34 AM 9 pgs
Fees: $48.00 Taxes: $4,995.00

20170913-0093463

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,350,000.00.

Subscribed and sworn to before me, this the 5th day of September, 2017.

Notary Public

My Commission Expires: 5/5/2020

THIS INSTRUMENT PREPARED BY
Ret
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Sheet Metal Works, LLC 500 Church Street, Suite 600 Nashville, Tennessee 37219	New Owner	118-080-232.00 118-080-231.00 118-080-230.00 118-080-245.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This Indenture, made as of the date set forth below, between **JERRY N. GOMER,** a Tennessee resident (referred to hereinafter as "Grantor"), and **SHEET METAL WORKS, LLC,** a Tennessee limited liability company (referred to hereinafter as "Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby bargains and sells and does hereby transfer and convey unto Grantee and its Grantee's successors and assigns, (a) that certain land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached and incorporated by reference and being commonly known as improved property located at 2515 Cruzen Street, 0 Cruzen Street, and 2500 Cruzen Street, Nashville, Tennessee 37211; and (b) all rights and appurtenances of Grantor

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pertaining thereto including any right, title and interest of Grantor (but without warranty, whether statutory, express or implied) in and to adjacent streets, alleys or rights-of way.

The property and property rights described in (a) and (b) above shall be hereinafter collectively referred to the **"Subject Property".**

The conveyance of the Subject Property is made by Grantor and accepted by Grantee subject to (a) the matters herein stated, (b) all matters of record including those matters set forth in **Exhibit "B"** attached hereto and incorporated by reference herein for all purposes, but only to the extent such matters are valid, subsisting and affect the Subject Property (the "**Permitted Exceptions**"), (c) taxes for the year 2017, which have been prorated as of the date hereof and payment of which is assumed by Grantee), (d) that certain Federal Tax Lien, dated September 7, 2016, of record in Instrument No. 20160916-0097417, Register's Office for Davidson County, Tennessee, and (e) the liens and encumbrances set forth in **Exhibit "C"** attached hereto.

EXCEPT AS TO THE WARRANTY OF TITLE AS EXPRESSLY PROVIDED HEREIN, GRANTEE ACKNOWLEDGES THAT, EXCEPT AS EXPRESSLY PROVIDED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATION WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, OF, AS TO, CONVENING, OR WITH RESPECTS TO, (i) THE VALUE, NATURE, QUALITY OR CONDITION OF THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (ii) THE SUITABILITY OF THE SUBJECT PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH MAY BE CONDUCTED THEREON, (iii) THE COMPLIANCE OF OR BY THE SUBJECT PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (iv) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE SUBJECT PROPERTY, OR (v) ANY OTHER MATTER WITH RESPECT TO THE SUBJECT PROPERTY. SPECIFICALLY, BUT NOT IN LIMITATION OF THE FOREGOING, GRANTEE FURTHER ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES REGARDING COMPLIANCE OF THE SUBJECT PROPERTY WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING WITHOUT LIMITATION, THOSE PERTAINING TO SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT C.F.R., PART 261, OR THE DOSPOSAL OR EXISTENCE, IN OR ON THE SUBJECT PROPERTY, OR ANY HAZARDOUS SUBSTANCES, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND THE REGULATION PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO

INSPECT THE SUBJECT PROPERTY, GRANTEE IS RELYING SOLEY ON GRANTEE'S OWN INVESTIGATION OF THE SUBJECT PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGED AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECTS TO THE SUBJECT PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever; and Grantor, for its successors, assigns and legal representatives, does covenant and agree to and with the Grantee, its successors and assigns, that Grantee in lawfully seized in fee simple of the aforesaid premises, that the same is free of all encumbrances (subject, however, to (a) the Permitted Exceptions and the matters herein stated; and (b) taxes for the year 2017, which have been prorated as of the date hereof and payment of which is assumed by Grantee), that it has a good right to sell and convey the same to Grantee as aforesaid and that it will warranty and forever defend, all and singular, the Subject Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

SIGNATURES ON FOLLOWING PAGE.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 5th day of September, 2017.

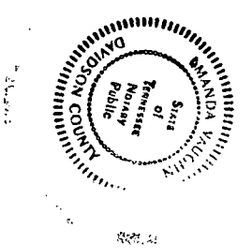
GRANTOR

Jerry N. Gomer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerry N. Gomer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of September, 2017.



Notary Public
My commission expires: 5/5/2020

EXHIBIT "A"

LEGAL DESCRIPTION

Being a certain tracts of parcels of land situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 181 on the Map of Grandview Heights, as of record in Book 161, Page 14 and 15, Register's Office of Davidson County, Tennessee to which reference is hereby made for a metes and bounds description of said Lot.

Being a portion of the same property conveyed to Jerry N. Gomer and Daniel H. Jones by Deed of record in Book 4966, Page 942, in the Register's Office for Davidson County, Tennessee. The said Daniel H. Jones having conveyed his interest to Jerry N. Gomer by Quitclaim Deed of record in Book 5459, Page 541, said Register's Office. See also Quitclaim Deed of record in Book 7918, page 970, said Register's Office

Tract II:

Land in Davidson County, Tennessee, being Lots Nos. 182 and 183 on the Map of Grandview Heights, as of record in Book 161, Page 14 and 15, Register's Office for said County.

Said Lots Nos. 182 and 183 from 50 feet each on the westerly side of Cruzen Street and run back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Jerry N. Gomer and Daniel H. Jones by deed of record in Book 4966, Page 942, in the Register's Office for Davidson County, Tennessee. The said Daniel H. Jones having conveyed his interest to Jerry N. Gomer by Warranty Deed of record in Book 5718, Page 393, said Register's Office. See also Quitclaim Deed of record in Book 7918, page 982, said Register's Office.

Tract III:

Parcel 1:

Land in Nashville, Davidson County, Tennessee, being Lot 277, part of Lots 278 thru 282, and a portion of Woodbine Street (now closed), shown on the plan of Grandview Heights as recorded in Plat Book 161, Page 14 and 15, Register's Office for said County and more particularly described as follows:

Beginning on the easterly side of Cruzen Street at the common corner of Lots 276 and 277 shown on said plan, 450 feet southeast of the intersection of said Cruzen Street and Newsome Street; thence leaving Cruzen Street and along the line of lots 276 and 277, S 66° 07' 31" E, 150.00 feet to the west right of way of 15' alley shown on said plan; thence along said alley S 23° 35' 00" E, 82.47 feet to a point located 25 feet west of the center of tract No. 619 of the Grantor; thence parallel with said railroad tract S 01° 26' 54" W, 232.81 feet to the beginning of a curve; thence along a curve to the right, having a radius of 293.56 feet, a distance of 54.07 feet to the southerly line of lot 282 shown on the plan; thence along said line N 84° 54' 05' W, 27.64 feet to the east right of way of Cruzen Street; thence along said Cruzen Street N 23° 35' 00" W, 326.00 feet to the point of beginning and containing 0.8 acre or 35,216 square feet, more or less.

LESS AND EXCEPT that portion of Woodbine Street (now closed) shown on the plan of Grandview Heights as recorded in Plat Book 161, Page 14 and 15, Register's Office for said County, lying between Lots 279 and 280 and north of Cruzen Street; containing 0.11 of an acre, more or less.

Parcel 2:

Land in Nashville, Davidson County, Tennessee, being part of Lots 290 thru 295, and a small portion of Kline Avenue shown on the plan of Grandview Heights as recorded in Plat Book 161, Pages 14 and 15, Register's Office for said County and more particularly described as follows:

Beginning at the southerly terminus of Kline Avenue 200' south of the intersection of said Kline Avenue and Newsome Street, also being 2.15 feet east of the southeast corner of Lot 296 shown on said plan; thence severing a part of Kline Avenue and Lots 296 through 290 the following 4 calls; S 01° 15' 36" W, 118.23 feet; thence S 08° 06' 16" W, 13.97 feet to the beginning of a curve; thence along a curve to the left, having a radius of 1363 feet, a distance of 158.34 feet; thence S 01° 26' 54" W, 47.20 feet to the east right of way of a 15' alley; thence along said alley N 23° 35' 00" W, 300.42 feet to the northwest corner of Lot 295 shown on said plan; thence along the line of Lots 295 and 296 N 66° 07' 31" E, 152.15 feet to the point of beginning and containing 0.53 acre, more or less.

Parcel 3:

Being that portion of Woodbine Street (now closed) shown on the plan of Grandview Heights as recorded in Plat Book 161, Pages 14 and 15, Register's Office for said County, lying between Lots 279 and 280 and north of Cruzen Street; containing 0.11 of an acre, more or less.

Tract III, Parcels 1, 2, and 3 being the same property conveyed to Jerry N. Gomer by deed of record in Book 11122, Page 487, in the Register's Office for Davidson County, Tennessee; and a portion of the same property vested in Jerry N. Gomer by Metro Ordinance No. 098-1240.

Parcel 4:

The following vacant lots in Grandview Heights Subdivision of Nashville, Davidson County, Tennessee, to wit: Being Lots 268, 269, 270, 270, 271, 272, 273, 274, 275, 276, 296, 297, 298 and 299, which lots contain a total area of 97,500 square feet or 2.24 acres.

Tract III, Parcel 4 being the same property conveyed to Jerry Gomer and Janice Fay Gomer by deed of record in Book 5701, Page 929, in the Register's Office for Davidson County, Tennessee. The said Janice Fay Gomer having since conveyed her interest to Jerry Nelson Gomer by Quitclaim Deed of record in Book 6276, Page 46, said Register's Office.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

2. Davidson County taxes for the year 2017 and thereafter, not yet due and payable.

3. All matters shown on Plat of record in Book 161, Pages 14 and 15, in the Register's Office of Davidson County, Tennessee. (All Tracts)

4. All matters shown on Plat of record in Plat Book 11700, Page 29, in the Register's Office of Davidson County, Tennessee. (Tract III)

5. Easements, restrictions, conditions, and rights retained in Metropolitan Ordinance No. 098-140. (Tract III)

6. Conditions, restrictions, reservations, easements, and covenants contained in Deed from CSX Transportation, Inc. to Jerry N. Gomer, of record in Book 11122, Page 487, in the Register's Office of Davidson County, Tennessee. (Tract III)

7. Location of railroad tracks/spurs on the land, and the rights of the railroad company servicing the railroad siding located on the land, in and to the ties, rails, and other properties constituting said railroad siding, and any rights to the use thereof. (Tract III)

8. Rights of the Railroad Company to expand its right of way to its full charter width. (Tract III)

9. Rights of others in and to any alley contiguous to the land. (Tracts II & III)

10. Rights of others in and to that closed portion of Woodbine Street contiguous to the land. (Tract III)

11. That portion of the land embraced within the bounds of any public road or thoroughfare. (All Tracts)

12. Rights of parties in possession not shown by the public record.

13. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

EXHIBIT "C"

LIENS AND ENCUMBRANCES

1. Deed of Trust executed by Jerry Gomer to John Cortner, Trustee for the benefit of First American National Bank of Nashville, of record in Book 7241, Page 476; as amended in Book 7883, Page 895, in the Register's Office of Davidson County, Tennessee. (Tract III)

2. Deed of Trust and Security Agreement executed by Jerry Nelson Gomer to Jeffrey W. Combos, Trustee for the benefit of First American National Bank, of record in Book 7587, Page 221, in the Register's Office of Davidson County, Tennessee. (Tract III)

3. Federal Tax Lien against Leader Industries, Inc., dated September 7, 2016, of record in Instrument No. 20160916-0097417, Register's Office for Davidson County, Tennessee.