Bill Garrett Davidson County
Batch# 714 DEEDWARRSP
09/14/2017 09:25:33 AM 4 pgs
Fees: $23.00 Taxes: $11,840.00

20170914-0093842

SPECIAL WARRANTY DEED

FROM: Jim Warren

TO: Best Supply Properties, LLC,
an Ohio limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Best Supply Properties, LLC 33999 Melinz Parkway Eastlake, Ohio 44095	Same	094-00-0-197.00

STATE OF OH)
COUNTY OF LAKE)

The actual consideration for this transfer is $3,200,000.00.

Affiant

Sworn to and subscribed before me, this 12 day of September, 2017.

Notary Public

My Commission Expires: 9-15-19

GREGORY E. HALKO
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
September 15, 2019
Recorded in
Lake County

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash on hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jim Warren** (the "Seller") by these presents does transfer, sell and convey unto **Best Supply Properties, LLC**, an Ohio limited liability company (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract 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 improved real property located at 1136 Lebanon Pike, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs 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 heirs 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 13th day of September, 2017.

SELLER: Jim Warren

Jim Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jim Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal at office in Nashville, Tennessee, this 13th day of September, 2017.

Traci Sellers

Notary Public

My Commission Expires: _____

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

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

EXHIBIT A

PROPERTY DESCRIPTION

A parcel of land located North of Lebanon Road in the First Civil District of Nashville, Davidson County, Tennessee, being known as Tract No. 1 on an amended survey completed by William E. Cockrill, Tennessee Registers Land Surveyor #1401, on 4/17/98 and being more particularly described as follows:

Said tract No. 1 begins at a concrete monument on the Northerly right of way line of Lebanon Pike, being the Southwest corner of the property conveyed to Leroy Smith of record in Deed Book 5611, Page 205, R.O.D.C., and being the southeasterly corner of Tract No. 1; thence, with the Northerly right of way line of Lebanon Pike, North 80 degrees 44' 41" West 394.47 feet to a point on said right of way line; thence, leaving said northerly right of way line, North 10 degrees 42' 15" East, 414.66 feet to a point on the southerly margin of the TVA Transmission Line Easement; thence, with said easement South 89 degrees 55' 18" East 112.65 feet to a point in a chain link fence; thence, with said fence, North 8 degrees 6' 57" East 127.20 feet to a point; Thence North 56 degrees 9' 52" East 15.89 feet to a point; thence North 24 degrees 34' 48" West, 67.35 feet to a point; thence North 9 degrees 27' 47" East 42.80 feet to a point; thence north 76 degrees 18' 1" East 236.36 feet to a point in the Westerly line of Leroy Smith, which point is the "Point of Beginning" of Tract 3 on said survey; thence with the westerly line of Smith, south 3 degrees 00' 19" West, 766.01 feet to the point of beginning.

Being the same property conveyed to JIM WARREN, MARRIED, by deed from BURKE, INC., of record as Instrument No. 20041004-0119300, dated September 30, 2004, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Easements as shown on Plat as Instrument No. 20160317-0025499, Register's Office for Davidson County, Tennessee.

3. Easement granted unto Piedmont Natural Gas Company, Inc. of record as Instrument No. 20170130-0009534, said Register's Office.