Bill Garrett Davidson County
Batch# 17819 DEEDWARRSP
10/25/2017 10:50:26 AM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20171025-0109409

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Island Bound Investments, LLC 2732 Broyles Lane Franklin, TN 37069	Same	106-02-0-050.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, IMC INVESTMENT CORPORATION, a Mississippi corporation (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to ISLAND BOUND INVESTMENTS, LLC, a Tennessee limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 920 and 924 Twin Elms Court, Nashville, TN 37210.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the ____ day of October, 2017.

GRANTOR:

IMC INVESTMENT CORPORATION,
a Mississippi corporation

By: Charles Brasher
Name: Charles Brasher
Title: Owner/Stockholder

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Charles Brasher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Stock Holder of IMC Corporation a(n) MS Corporation, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 23 day of October, 2017.

Vickie Gaston
Notary Public

My Commission Expires:

5-3-21

VICKIE GASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE PAGE TO:
Special Warranty Deed

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $850,000.00.

Sworn to and subscribed before me this 24 day of October, 2017.

Notary Public

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3/10/19

Exhibit "A"

Beginning at a concrete monument situated in the westerly margin of Twin Elms Court, said point being the Northeast corner of the William Strasser property of record in Deed Book 7746, Page 855, R.O.D.C., TN, said point also being the Southeast corner of the herein described tract of land;
Thence leaving said road, North 79 degrees, 20 minutes, 03 seconds West, a distance of 207.83 feet to an iron rod;
Thence North 11 degrees, 41 minutes, 11 seconds East, a distance of 221.37 feet to an iron rod;
Thence, South 79 degrees, 20 minutes, 54 seconds East, a distance of 180.11 feet to an iron rod situated in the Easterly margin of Twin Elms Court;
Thence, along said road, along a curve to the left, having a central angle of 15 degrees, 10 minutes, 29 seconds a radius of 60.00 feet, a tangent of 7.99 feet, a length of 15.89 feet, and having a chord which bears South 23 degrees, 22 minutes, 56 seconds East, a distance of 15.84 feet to a concrete monument;
Thence, along said road, along a curve to the right, having a central angle of 41 degrees, 24 minutes, 48 seconds, a radius of 60.00 feet, a tangent of 22.68 feet, a length of 43.37 feet, and having a chord which bears South 09 degrees, 50 minutes, 38 seconds East, a distance of 42.43 feet to an iron rod;
Thence, along said road, South 10 degrees, 39 minutes, 06 seconds West a distance of 168.51 feet to the point of beginning and containing 45,119 square feet or 1.036 acres of land, more or less.

Also being Lot 2 as shown on Elm Hill Business Center of record in Plat Book 5190, Page 662, Register's Office for Davidson County.

Being the same property conveyed to IMC Investment Corporation, a Mississippi corporation by Quitclaim Deed of record in Book 11125, Page 593, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2017 and subsequent years, a lien, not yet due and payable.
2. Matters shown on Plat of record in Plat Book 5190, page 662, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions of record in Book 5203, Page 257, Register's Office for Davidson County, Tennessee.

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