Bill Garrett Davidson County
Batch# 21015 DEEDWARRSP
11/01/2017 04:08:30 PM 6 pgs
Fees: $33.00 Taxes: $23,125.00
20171101-0112285

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC
c/o John W. Stone, III
One American Center, Suite 1100
3100 West End Avenue
Nashville, Tennessee 37203-1348

Addresses of New Owner:	Send Tax Bills To:	Map-Parcel Nos.:
Jay Z, LLC 1085 E. Christi Drive Dickson, TN 37055	New Owner	082-140-079.00; 082-100-034.00; 082-100-035.00; and 082-140-043.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC., a Tennessee nonprofit corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto JAY Z, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate located in Davidson County, Tennessee, described on EXHIBIT A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantor binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

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

2. Rights of parties in possession under unrecorded leases; and

3. Easements, or claims of easements, not shown by the public records.

3. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease Agreement by and between Robert G. Lindsey and The Lamar Companies, of record in Instrument No. 200304110048600, in the Register's Office of Davidson County, Tennessee.

4. Easement for Storm Sewers and/or Sanitary Sewers from Thelma Ross Frazier, Co-Executor; Thelma Ross Frazier; Lanty M. Ross; and Thomas M. Wilson, Administrator, to Metropolitan Government of Nashville and Davidson County,

County, Tennessee.

5. Easements and restrictions contained in Ordinance No. BL2003-1525 of the Metropolitan Government of Nashville and Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 1ST day of November, 2017.

GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC.

By: Matthew Bourlakas
Matthew Bourlakas, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public in and for said State and County, Matthew Bourlakas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Goodwill Industries of Middle Tennessee, Inc., a Tennessee nonprofit corporation, the within named bargainor, and that he executed the foregoing instrument on behalf of such limited liability company, as such President, for the purposes therein contained by personally signing his name.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 1ST day of November, 2017.

JAN MINSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jan Minshall
Notary Public

My commission expires: 11-6-17

[NOTARIAL SEAL]

[Affidavit appears on the following page.]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $6,250,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 1ST day of November, 2017.

Notary Public

My Commission Expires: 11617

EXHIBIT A

DESCRIPTION OF LAND

BEING A TRACT OF LAND LYING IN THE FIFTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT BEING BOUNDED ON THE NORTH BY VIRAH CORP., ON THE EAST BY NORTH FIRST STREET, ON THE SOUTH BY ANDREW AND WOJCIECH S. KRYCH AND OLDHAM STREET ON THE WEST BY COWAN STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD ON THE WESTERLY RIGHT-OF WAY LINE OF NORTH FIRST STREET, SAID IRON ROD BEING LOCATED NORTH 09 DEGREES 38 MINUTES 33 SECONDS EAST, 245.00 FEET FROM THE INTERSECTION OF SAID NORTH FIRST STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF OLDHAM STREET. SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO ANDREW AND WOJCIECH S. KRYCH, AS OF RECORD IN DEED INSTRUMENT No. 200906020050556, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING SAID RIGHT-OF-WAY OF NORTH FIRST STREET WITH THE NORTHERLY LINE OF SAID ANDREW AND WOJCIECH S. KRYCH PROPERTY SOUTH 80 DEGREES 39 MINUTES 27 SECONDS WEST, 218.00 FEET TO A PK NAIL SET ON THE CENTER LINE OF ALLEY No. 314, CLOSED BY BILL No. 2003-1525;

THENCE WITH THE WESTERLY PROPERTY LINE OF ANDREW AND WOJCIECH S. KRYCH, SOUTH 09 DEGREES 38 MINUTES 33 SECONDS WEST, 182.53 FEET TO A PK NAIL SET ON THE NORTHERLY RIGHT-OF¬WAY LINE OF OLDHAM STREET;
THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OLDHAM STREET NORTH 83 DEG 22 MIN 33 SEC WEST, 213.83 FEET TO AN EXISTING IRON ROD AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF OLDHAM STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF COWAN STREET;
THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF OLDHAM STREET WITH THE EASTERLY RIGHT-OF-WAY LINE OF COWAN STREET,
NORTH 09 DEG 28 MIN 44 SEC WEST, 359.55 FEET TO AN IRON ROD SET ON THE CENTER LINE OF SAID CLOSED ALLEY No. 314 AT A CORNER COMMON WITH VIRAH CORP., AS OF RECORD IN DEED BOOK 8820, PAGE 338, AT SAID REGISTER'S OFFICE;
THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF COWAN STREET WITH THE SOUTHERLY PROPERTY LINE OF VIRAH CORP., NORTH 79 DEG 29 MIN 08 SEC EAST, 218.17 FEET TO AN IRON ROD SET;

THENCE NORTH 09 DEG 48 MIN 35 SEC WEST, 97.17 FEET TO AN EXISTING IRON ROD;
THENCE NORTH 81 DEG 06 MIN 47 SEC EAST, 210.13 FEET TO AN IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH FIRST STREET;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FIRST STREET, SOUTH 10 DEG 44 MIN 21 SEC EAST, 101.94 FEET TO AN IRON ROD SET;
THENCE NORTH 79 DEG 51 MIN 17 SEC EAST, 4.88 FEET TO AN EXISTING IRON ROD;
THENCE SOUTH 09 DEG 38 MIN 33 SEC EAST, 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 164,208 SQUARE FEET (3.770 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC., A TENNESSEE NON-PROFIT CORPORATION, FROM CIVIL PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 201105270040973, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFFROM, IS THE FOLLOWING:

THAT PORTION OF ALLEY 314 LYING ADJACENT TO THE WESTERLY BOUNDARY OF LOTS 10 AND 11, WETMORE'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 11, PAGE 295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH PORTION OF ALLEY 314 WAS CLOSED BY BILL NO. 69-1031, METROPOLITAN COUNTY COUNCIL FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

