Bill Garrett Davidson County
Batch# 25420 DEEDWARRSP
11/14/2017 10:42:30 AM 5 pgs
Fees: $28.00 Taxes: $6,012.50
20171114-0116875

This Instrument Prepared By (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #30041-1
Box #14

NEW OWNER
Aggregate Partners
1122 Second Avenue North, Suite B
PO Box 280657
Nashville, TN 37228

SEND TAX BILL
Same

MAP / PARCEL
08202008300

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 9 day of November, 2017 by and between SAMUEL J. FURROW, an individual, and FURROW MEDIA GROUP, G.P, a Tennessee general partnership (hereinafter collectively referred to as "Grantor"), and AGGREGATE PARTNERS, a Tennessee general partnership (hereinafter referred to as "Grantee").

WITNESSETH

THAT for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, State of Tennessee, described as follows, to-wit (the "Real Estate"):

BEING Lot No. 2 on the plan of the W.N.A.H. Subdivision, as shown on the plat of record in Book 6250, Page 715, in the Davidson County Register's Office, to which plan specific reference is made for a more complete description of metes and bounds and other conditions.

BEING all of the same property conveyed to Mountaineer Leasing, a Tennessee partnership composed of Samuel J. Furrow and Jimmy J. Justice by Deed dated September 17, 1986, from Michael A. Archbold and wife, Brenda Sue Archbold and Arlis E. McGuire and wife, Joyce Ann McGuire of record in Book 6984, Page 736, and further conveyed to Samuel J. Furrow by Quitclaim Deed dated January 2, 1998, from Mountaineer Leasing, a Tennessee general partnership composed solely of Samuel J. Furrow and Jimmy J. Justice of record in Book 10790, Page 570, Register's Office for Davidson County, Tennessee.

TOGETHER WITH, all easement rights or interest as established by a Permanent Easement Agreement of record in Instrument No. 20090901-0081990, Register's Office for Davidson County, Tennessee.

BEING the same Permanent Easement Agreement allowing for the installation, use and maintenance of an outdoor advertising structure and sign granted to Furrow Media Group, G.P. by instrument recorded as Instrument No. 20090901-0081990, said Register's Office. Upon the execution and delivery of this Deed, said separate easement shall be merged with the fee title to the above described Lot No. 2 and thereby extinguished as a separate right or interest in said property.

THIS is improved property known as 1031 Whites Creek Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, the Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

SAMUEL J. FURROW

FURROW MEDIA GROUP, G.P.

By: _____
Samuel J. Furrow, General Partner

STATE OF TENNESSEE]
COUNTY OF KNOX]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samuel J. Furrow, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of November, 2017.

Sharon L. Mills
Notary Public
My Commission Expires: 3/3/2021

SHARON L. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE]
COUNTY OF KNOX]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samuel J. Furrow with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of Furrow Media Group, G.P., a Tennessee general partnership, the within named bargainor, and that he as such General Partner 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 General Partner.

WITNESS my hand, at office, this 9th day of November, 2017.

SHARON L. MILLS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Sharon L. Mills
Notary Public
My Commission Expires: 3/3/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,625,000.00.

Affiant

Subscribed and sworn to before me this 10 day of November, 2017.

JEFFREY S. BENSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires 1.8.2019

EXHIBIT A
PERMITTED ENCUMBANCES

1. Taxes for the year 2018 and subsequent years, not yet due and payable. Map/Parcel: 082-02--0-083.00.

2. The Plan of record in Book 6250, Page 715, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3. Easements retained in Metropolitan Council Bill No. 77-755 which closed a portion of the former Huff Avenue which constitutes a portion of the subject property.

4. All Matters as shown on the ALTA/NSPS Land Title Survey of Lot 2 W.N.A.H. Subdivision, 1031 Whites Creek Pike, by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated September 19, 2017, Certified November 6, 2017 as Job No. 17140 CW.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019