Bill Garrett Davidson County
Batch# 35640 DEEDWARRSP
12/11/2017 09:46:30 AM 6 pgs
Fees: $33.00 Taxes: $14,476.25
20171211-0125749

This Instrument Prepared By:
Michael Shoptaw
BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ
Baker Donelson Center
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Mr. Ben H. Willingham, III Post Office Box 150262 Nashville, Tennessee 37215	133-05-0-081.00	Same as New Owner

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, **W and W General Partnership**, a Tennessee general partnership ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **464 McNally Drive, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, as to an undivided fifty percent (50%) interest in certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This Property is improved property known as 464 McNally Drive, Nashville, Tennessee 37211.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record and those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Except for the Permitted Exceptions, Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 29th day of November, 2017, to be effective December 8, 2017.

W and W General Partnership,
a Tennessee general partnership

By: _____
Randy Wolcott, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Wolcott, the bargainor, the Managing Partner of W and W General Partnership, a Tennessee general partnership, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained as such Managing Partner on behalf of such general partnership.

WITNESS my hand and official seal, at Nashville, Tennessee, this 29th day of November, 2017.

_____
Notary Public

[SEAL]

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

My Commission Expires: 5-3-2021

4820-6147-4133
2930359-000012

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,912,500.00.

AFFIANT

Subscribed and sworn to before me this 29th day of November, 2017.

NOTARY PUBLIC

My Commission Expires:

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

4820-6147-4133
2930359-000012

EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Lot 14-D on the Plan of Allied Industrial Park, Section 5, Resubdivison of Reserved Parcel "A", as of record in Plat Book 4350, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to W AND W GENERAL PARTNERSHIP , A TENNESSEE GENERAL PARTNERSHIP, by deed from PROVIDENT LABEL GROUP LLC, A DELAWARE LIMITED LIABILITY COMPANY (Provident Label Group, LLC being the successor in interest to Brentwood Music, Inc. by merger), of record in Instrument No. 20150910-0092045, dated September 9, 2015, said Register's Office.

4820-6147-4133
2930359-000012

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2018, and subsequent years, a lien, not yet due and payable.

2. Matters shown on the plat of record in Plat Book 4350, page 173, in the Register's Office of Davidson County, Tennessee.

3. Lease by and between W&W General Partnership and Advanced Composites, Inc., dated February 22, 2016, as amended, restated or otherwise modified from time to time, as assigned to McNally Logistics Center, LLC and 464 McNally Drive, LLC.

4. All applicable building and zoning laws and regulations.

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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, 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: 5/6/2019

Notary Seal:

