Bill Garrett Davidson County
Batch# 47273 DEEDWARRSP
01/11/2018 03:00:50 PM 4 pgs
Fees: $23.00 Taxes: $25,900.00
20180111-0003975

SPECIAL WARRANTY DEED

FROM: Crunk Connected Products

TO: ADE 787, LLC

This instrument was prepared by:
Ralph W. Mello, Esq.
809 Division Street
Nashville, TN 37203

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
ADE 787, LLC P.O. Box 845 Dalton, Georgia 30720	Same	Map 118-16, Parcel 6

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $7,000,000.00.

Affiant

Sworn to and subscribed before me, this 27th day of October, 2017.

RALPH W. MELLO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires October 15, 2018

Notary Public

My Commission Expires:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Crunk Connected Products, a Tennessee general partnership** (the "Seller") by these presents does transfer, sell and convey unto **ADE 787, LLC, a Georgia limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, with Special Warranty, 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 any and all matters of record insofar as they may lawfully affect the Property, including all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property located at 2919 Sidco Drive, Nashville, Davidson County, Tennessee 37204.

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 27th day of October, 2017.

SELLER: Crunk Connected Products,
a Tennessee general partnership

By: _____

Title: Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John T. Crunk, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be managing general partner of Crunk Connected Products, a Tennessee general partnership, the within named bargainor, and that he as such managing 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 managing general partner.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of October, 2017.

RALPH W. MELLO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires December 15, 2018

_____
Notary Public

My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 7, 8, & 9, on the Plan of Sidco Subdivision, as shown on plat of record in Plat Book 2133, Page 115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said lots front together three hundred and sixteen (316) feet on the westerly side of SIDCO Drive and run back westerly four hundred and twenty-five (425) feet to the center line of the L & N Railroad lead track right-of-way, being more particularly described as follows:

Beginning at a concrete monument in the westerly margin of SIDCO Drive, said monument being eighty (80) feet south from the center line of Fontana A venue, running thence with the westerly margin of SID CO Drive South 2° 40' West two hundred and sixty-six (266) feet to an iron pin; thence westerly at right angles, with the north line of Lot ten (10), four hundred and twenty-five (425) feet to the center line of the L & N Railroad lead track right-of-way, said right-of-way being fifty (50) feet wide; thence northerly at right angles with the center line of said right-of-way three hundred and sixteen (316) feet to the southerly margin of Fontana Avenue; thence easterly at right angles with the southerly margin of Fontana Avenue, three hundred and seventy-five (375) feet to a concrete monument; thence easterly and southerly with a curve (intersection angle of 90 degrees, radius 50 feet), 78.54 feet to the beginning, containing 133,764 square feet, or 3.078 acres, more or less.

Being the same property conveyed to Crunk Connected Products, a Partnership by Warranty deed from Southern Baptist Foundation of record in Instrument No. 20050914-0110504 Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

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

2. Title to that portion of the property that lies within the L&N Railroad right of way.

3. Subject to all matters shown on the Plan of record in Plat Book 213 3, Page 115, Register's Office for Davidson County, Tennessee.

4. Reserved rights reserved in Quitclaim Deed of record in Book 2152, Page 34 7, Register's Office for Davidson County, Tennessee.

5. Easement for use of Water & Sewage Facilities ofrecord in Book 2271, Page 473, in the Register's Office for Davidson County, Tennessee.

6. Railroad Right of Way Easement ofrecord in Book 2293, Page 555, in the Register's Office for Davidson County, Tennessee.