Bill Garrett Davidson County
Batch# 49524 DEEDWARRSP
01/22/2018 10:12:22 AM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20180122-0006241

This Instrument Was Prepared By:
Judith E. Beasley, Esq.
3810 Bedford Avenue, Suite 300
Nashville, TN 37215

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Holston Gases, Inc. 545 W Baxter Ave Knoxville TN 37921	Holston Gases, Inc. " "	Map: 79 Parcel: 103.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, William H. Freeman (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to HOLSTON GASES, INC., a _____ corporation, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is unimproved property known as Lot No. 5, Westport Business Park, Phase 1, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it (except for those matters set forth on Exhibit B), but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2018.

William H. Freeman

0620

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Freeman, 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 and official seal at office, this 16th day of January, 2018.

PAULETTE N. WASSEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public
My commission expires: 5/5/2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $515,000.00

Affiant

Subscribed and sworn to before me this 16 day of January, 2018.

Notary Public
My Commission Expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land located in the Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 5 on the plan of PHASE 1, WESTPORT BUSINESS PARK, as shown by plat appearing of record in Instrument # 201603240028084, said Register's Office, reference to which is hereby made for a more complete description.

BEING the same property conveyed to William H. Freeman from Cline Development LLC, a Tennessee limited liability company, by Warranty Deed dated April 12, 2016, as Instrument No. 2016042—0038132, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any mineral or mineral rights leased, granted or retained by prior owners.

2. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in instrument # 20130828-0091007 and revised in Instrument # 20160324- 0028084, Register's Office for Davidson County, Tennessee.

4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 251 and amended in Instrument # 20111205-0094562, Register's Office for Davidson County, Tennessee.

5. Restrictions as recorded in Instrument # 20150212-0013172 and amended in Instrument # 20151001-0099810, 20161208-0128924, and in 20170531-0053950, Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as recorded in Instrument # 20120604-0048310, Register's Office for Davidson County, Tennessee.

7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument # 20081126- 0115659, Register's Office for Davidson County, Tennessee.

8. Easement for Right of Way as recorded in Book 5640, page 740; Book 4599, Page 83; and in Book 4872, Page 854, Register's Office for Davidson County, Tennessee.

9. Plat Affidavit as recorded in Instrument# 20150615-0056280, Register's Office for Davidson County, Tennessee.

10. Utility Easement as recorded in Instrument # 20170821-0085627, Register's Office Davidson County, Tennessee.

11. Ingress/Egress Easement/Utility Easement as recorded in Instrument # 20170821 - 0085630, Register's Office for Davidson County, Tennessee.