This Instrument prepared by: Returned
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 107501 DEEDWARRSP
06/22/2018 12:48:32 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50

20180622-0060456

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
F.G. Titan Properties, LLC		
5517 Prada Drive	New Owner	094-10-0-041.00
Brentwood, TN 37027		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Dave L. Westerman** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **F.G. Titan Properties, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Revised Plat of Visco Industrial Subdivision, Section 3 of record in Plat Book 3842, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dave L. Westerman by Warranty deed from Houvis & Company, Frances A. Oman, Barbara O. Sullivan, Carolyn O. Smith, Merida O. Chambers and Delphine O. Sloan of record in Book 6476, page 455, Register's Office for Davidson County, Tennessee, dated January 11, 1985 and recorded on January 17, 1985.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **933 Visco Drive, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 1st day of June, 2018.

Dave L. Westerman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dave L. Westerman, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee, on this 1st day of June, 2018.

My commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$925,000.00**.

Affiant

Subscribed and sworn to before me this 1st day of June, 2018.

Notary Public

My Commission Expires: 3/22/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2018 and subsequent years, a lien not yet due and payable.

   If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Subject to all matters shown on the Plan of record in Plat Book 3842, Page 183, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 4218, Page 237, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Agreement for Road Right of Way of record in Book 116, Page 189, in the Register's Office for Davidson County, Tennessee.

5. Right of Way for Visco Drive and Omohundro Place.

6. Possible right of Railroad to increase its right-of-way to the full extent of its charter.

7. Rights of tenants, as tenants only, under recorded or unrecorded leases.

8. Easement of record in Instrument No. 20180622006045 5 Register's Office for Davidson County, Tennessee.