Bill Garrett Davidson County
Batch# 109680 DEEDWARRSP
06/28/2018 08:32:07 AM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20180628-0062258

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
DAVID I. HICKMAN et ux 535 General Kershaw Drive Old Hickory, TN 37138	SAME	Map and Parcel: 03400005600

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WESTWOOD MYATT DRIVE PARTNERS, a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DAVID I. HICKMAN and wife, DONNA S. HICKMAN** (the "Grantees"), their heirs and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their heirs and assigns, forever. And Grantor does covenant with the Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

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

(Signature Page to Follow)

WITNESS Grantor's hand, this 20th day of June, 2018.

WESTWOOD MYATT DRIVE PARTNERS, a Tennessee general partnership

HICKMAN FAMILY INVESTMENTS, L.P., a Tennessee limited partnership, General Partner

BY: _____
Winston C. Hickman, General Partner

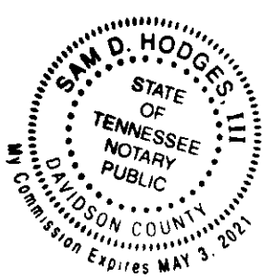
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared Winston C. Hickman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of Hickman Family Investments, L.P., a Tennessee limited partnership, a General Partner of WESTWOOD MYATT DRIVE PARTNERS, a Tennessee general partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership in his capacity as General Partner of the General Partner of the Partnership.

Witness my hand and seal this 20th day of June, 2018.

_____
Notary Public

My Commission Expires: 5/3/2021



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $375,000.00.

Affiant

Subscribed and sworn before me this 20th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 5/3/2021

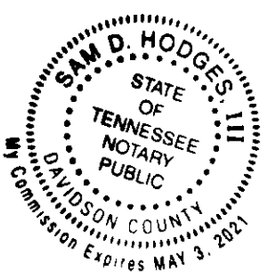


EXHIBIT "A"
Legal Description

A parcel of land in Davidson County, Tennessee, being shown as Lot 2, on the Plat of Fant Industrial Park, of record in Instrument No. 20000626-0063262, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Westwood Myatt Drive Partners, a Tennessee general partnership, by Warranty Deed from Fant Properties, Ltd. and New Process Steel, LP, a Delaware limited partnership, of record in Instrument No. 200003160026892, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2018, a lien, which are not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 445, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Instrument No. 20000626-0063262, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8681, Page 171, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewer granted Davidson County, Tennessee by grant from the Tennessee Property Company of record in Book 3428, Page 366, Register's Office for Davidson County, Tennessee.