THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Bill Garrett Davidson County
Batch# 111846 DEEDWARR
07/02/2018 04:10:20 PM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20180702-0064174

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Elizabeth Suzann Atlas Properties, LLC 441 Atlas Drive Nashville, TN 37211-3307	New Owner	133 06 0 247.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $725,000.

Tracy Shean
Affiant

Subscribed and sworn to before me, this the 29th day of June, 2018.

Shannon D Walker
Notary Public
My Comm. Expires: March 8, 2021

SHANNON D WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 8, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

SUDBERRY MILLWORK, INC.,
a Tennessee corporation

hereinafter called the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto

ELIZABETH SUZANN ATLAS PROPERTIES, LLC,
a Tennessee limited liability company

hereinafter called "GRANTEE", GRANTEE'S successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(See Exhibit A attached hereto for a more complete and accurate legal description)

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth on Exhibit B attached hereto.

BEING improved property known as 441 Atlas Drive, Nashville, Tennessee 37211.

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, GRANTEE'S successors and assigns, forever, and GRANTOR covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has the power and authority to convey it, and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, GRANTEE'S successors and assigns, against the lawful claims of all persons whomsoever.

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.

WITNESS my hand this 29 day of June 2018.

SUDBERRY MILLWORK, INC.

By: Tracy Green
Tracy Green, Chief Executive Officer

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 bargainor, TRACY GREEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Chief Executive Officer of Sudberry Millwork, Inc., and that he as such Chief Executive Officer, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 29th day of June 2018.

Shannon D Walker
NOTARY PUBLIC

SHANNON D WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

My Commission Expires: March 8, 2021

Exhibit A
(to General Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of the Resubdivision of Lots 22 and 23, Section 7 and Resubdivision of Lot 24, Section 7, Allied Industrial Park, of record in Book 9700, Page 871, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to SUDBERRY MILLWORK, INC., by deed from FRED FELTS AND WIFE, JEANNE MARIE FELTS, of record in Instrument No. 20020520-0061351, dated May 14, 2002, said Register's Office.

Exhibit B
(*to General Warranty Deed*)

Limitations, Restrictions, and Encumbrances

1. Davidson County general or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 133-06-0-247.00.

2. Matters shown on the Plan of record in Plat Book 9700, page 871, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plat of survey by Christopher R. Conrad, Tenn. RLS No. 2166, with Power Consulting Associates, dated June 18, 2018.