THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Bill Garrett Davidson County
Batch# 112926 DEEDWARRSP
07/05/2018 03:47:30 PM 6 pgs
Fees: $33.00 Taxes: $4,070.00
20180705-0065334

**SPECIAL WARRANTY DEED**

FROM: Cumberland Architectural Millwork, Inc., a Tennessee corporation, Grantor

TO: MSR Realty, LLC, a Tennessee limited liability company, Grantee

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| MSR Realty, LLC<br>4516 Alcott Drive<br>Nashville, TN 37215 | Same | 093-08-0-076.00 |

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FOR AND IN CONSIDERATION OF the sum ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,100,000.00), the receipt and sufficiency of which are hereby acknowledged, Cumberland Architectural Millwork, Inc., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MSR Realty, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 610 Davidson Street, Nashville, Tennessee 37213.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

Grantor further covenants with Grantee that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

Witness my hand this 3rd day of July, 2018.

**GRANTOR:**

Cumberland Architectural Millwork, Inc.

By: _____

Print Name: Martin S. Roberts, III
Title: President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Martin S. Roberts, III, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Executive Vice-President of Cumberland Architectural Millwork, Inc., the within named Grantor, a Tennessee corporation, and that he as such Executive Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself as Executive Vice-President.

WITNESS my hand and official seal at office this 3rd day of July, 2018.

_____
NOTARY PUBLIC
My Commission Expires: _____

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer, or the value of the property transferred, whichever is greater, is ONE MILLION ONE HUNDRED THOUSAND DOLLARS ($1,100,000.00).

_____
Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of July, 2018.

_____
Notary Public
My Commission Expires: _____

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

## EXHIBIT A

## LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Inner-City Industrial Park, Section II, as shown on plat of record in Plat Book 4470, page 136, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Cumberland Architectural Millwork, Inc., a Tennessee corporation, by Special Warranty Deed from Jimmy W. Mackie dated November 15, 1999 and recorded November 16, 1999, of record in Book 11744, page 46, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Property Taxes for the year 2018 and thereafter, not yet due and payable.

2. All matters appearing on the Plan of Inner-City Industrial Park, Section II, of record in Plat Book 4470, page 136, Register's Office for Davidson County, Tennessee.

3. Right of Way Easement to Colonial Pipeline Company of record in Book 4572, page 175, Register's Office for Davidson County, Tennessee.

4. Warranty Deed of Flowage Easement to the United States of America with respects to the Cheatham Lock and Dam Project of record in Book 2199, page 71, Register's Office for Davidson County, Tennessee.

5. Agreement for Sewer Main of record in Book 5420, page 873, Register's Office of Davidson County, Tennessee.

6. Contract for 35-foot-wide Private Road of record in Book 4640, page 608, Register's Office of Davidson County, Tennessee.

7. Right of Way Easement to Colonial Pipeline Company of record in Book 4579, page 12, Register's Office for Davidson County, Tennessee.

8. Financing Statement showing Cumberland Architectural Millwork, Inc., as Debtor, and Union Planters Bank, National Association, as the Secured Party, filed July 23, 2001, as Instrument No. 20010723-0077661, Register's Office for Davidson, Tennessee.

9. Financing Statement showing Cumberland Architectural Millwork, Inc., as Debtor, and Pinnacle National Bank, as the Secured Party, filed December 21, 2006, as Instrument No. 20061221-0156991, as amended by Financing Statement Amendment filed February 6, 2012 as Instrument No. 20120206-0010179, Register's Office for Davidson, Tennessee.

10. Financing Statement showing Cumberland Architectural Millwork, Inc., as Debtor, and Pinnacle National Bank, as the Secured Party, filed March 23, 2012 as Instrument No. 20120323-0025111, as amended by Financing Statement Amendment filed October 7, 2016, as Instrument No. 20161007-0106582, Register's Office for Davidson, Tennessee.

# True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

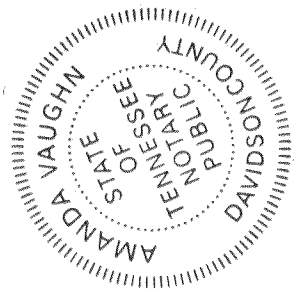
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature




My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)