Karen Y Johnson Davidson County
Batch# 139087 DEEDWARRSP
09/11/2018 09:45:30 AM 6 pgs
Fees: $33.00 Taxes: $4,995.00
20180911-0089806

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2018. Notary Public My commission expires: 7-25-2020

CAROLE M. MAXSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stockwell Property, LLC c/o Thompson Burton PLLC One Franklin Park 6100 Tower Circle, Suite 200 Franklin, Tennessee 37067	Stockwell Property, LLC c/o Thompson Burton PLLC One Franklin Park 6100 Tower Circle, Suite 200 Franklin, Tennessee 37067	10503000200 10502025701

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **LYNN H. CAWTHORNE** (the "Grantor") has

bargained and sold, and by these presents does transfer and convey unto **STOCKWELL PROPERTY, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, and its assigns, effective as of the 10th day of September, 2018 (the "Effective Date"), all of Grantor's interest in that certain improved tract of land lying and being in Davidson County, Tennessee, as described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

This is improved property known as 1000 Sixth Avenue South, Nashville, Davidson County, Tennessee. This is commercial property and is not currently and has never been the primary residence of Grantor or his spouse.

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, its successors, and its assigns, forever; and Grantor covenants with the said Grantee and binds Grantor, his heirs, and his assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Lynn H. Cawthorne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LYNN H. CAWTHORNE**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of September, 2018.

Notary Public

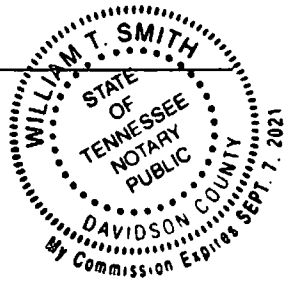
My Commission Expires: 

EXHIBIT A

LEGAL DESCRIPTION

Land situated in the 17th Councilmanic District of Davidson County, City of Nashville, Tennessee. Being part of Lot 383 and all of Lots 384, 385, 386, 387, and 388 on the Plan of Ewing and Wetmore's Addition to Nashville, as of record in Book 14, Pages 202 and 203, R.O.D.C., and a part of Old High Street as shown on plan of Barrow Grove, as of record in Book S, Page 279, R.O.D.C. and being the southerly part of Lots 6, 7, 8, 9, and 10 on the Plan of Alexander W. Campbell and wife's Addition to South Nashville, of record in Book 18, Page 649, R.O.D.C. and being more particularly described as follows:

Beginning at an iron rod (new), said iron rod lying in the southerly margin of Oak Street (R.O.W. varies), being 824' more or less from the R.O.W. intersection of Oak Street and 4TH Ave South and being the northeasterly corner of the hereon described tract;

Thence, along the westerly line of Metro Government of record in Deed Book 11, Page 461, R.O.D.C. the next two (2) calls:

Thence, S 18°23'06" E, a distance of 359.39' to an iron rod (new);
Thence, S 05°29'20" W, a distance of 15.00' to an iron rod (new);

Thence, along the easterly margin of the Railroad N 49°48'20" W, a distance of 474.21' to an iron rod (new);

Thence, along the southerly margin of Oak Street (50' R.O.W.) N 48°21'22" E, a distance of 160.04' to an iron rod (new);

Thence, along the westerly margin of 6th Ave. South S 41°37'42" E a distance of 88.84' to an iron rod (new);

Thence, along a curve to the left with an arc length of 42.43', with a radius of 32.06', with a chord bearing of S 79°32'31" E, with a chord length of 39.40' to an iron rod (new);

Thence, along the southerly margin of said Oak Street S 62°32'41" W a distance of 37.16' to the Point of Beginning.

Containing an area of 55,458 Square Feet or 1.27 Acres, more or less.

Said legal description according to ALTA/ACSM Land Title Survey by J. Alan Cummings, Tenn. RLS No. 2351, dated July 31, 2018, last revised August 31, 2018, and designated as Project No. 18-058.

Being the same property conveyed to Lynn H. Cawthorne, a/k/a Lynn Hayes Cawthorne and Lynn Cawthorne, by quitclaim deed of record in Instrument No. 20090805-0073611, dated July 27, 2009, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Plat Book 332, page 171, said Register's Office.

4. Matters shown on the Plan of record in Plat Book S, page 279, said Register's Office.

5. Encroachment by existing building onto the CSX Railroad right-of-way as shown by ALTA/NSPS Land Title Survey by J. Alan Cummings, TN RLS # 2351, Crawford & Cummings, P.C., 1929 21st Avenue South, Nashville, TN 37212, dated July 31, 2018, last revised August 31, 2018, Project No. 18-058.

6. Rights of PowderTech Services, LLC, a Tennessee limited liability company, as tenant in possession only, under unrecorded Lease Agreement dated as of October 13, 2015, as amended by Amendment to Lease Agreement dated as of September 10, 2018.

7. Matters shown on the ALTA/NSPS Land Title Survey by J. Alan Cummings, TN RLS # 2351, Crawford & Cummings, P.C., 1929 21st Avenue South, Nashville, TN 37212, dated July 31, 2018, last revised August 31, 2018, Project No. 18-058.

8. Title to any portion of the property contained within the bounds of the CSX railroad right-of-way, as shown by ALTA/NSPS Land Title Survey by J. Alan Cummings, TN RLS # 2351, Crawford & Cummings, P.C., 1929 21st Avenue South, Nashville, TN 37212, dated July 31, 2018, last revised August 31, 2018, Project No. 18-058.

True Copy Certification

I, William T. Smith, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

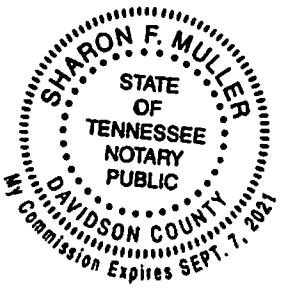
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, William T. Smith, 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: 9/7/21

Notary's Seal



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