Karen Y Johnson Davidson County
Batch# 157203 DEEDWARRSP
11/06/2018 04:06:30 PM 5 pgs
Fees: $28.00 Taxes: $2,035.00
20181106-0110111

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville Communications, Inc. 330 Plus Park Boulevard Nashville, Tennessee 37217	**Map 106** **Parcel 137.00**	**Nashville Communications, Inc.** 330 Plus Park Boulevard Nashville, Tennessee 37217

This instrument prepared by: BRADLEY ARANT BOULT CUMMINGS LLP (JTT)
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **J. F. C. ENTERPRISES, INC.** (the "***Grantor***"), a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey to **NASHVILLE COMMUNICATIONS, INC.** (the "***Grantee***"), an Alabama corporation, Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This is improved property known as 330 Plus Park Boulevard, Nashville, Tennessee.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except as set forth herein as shown in EXHIBIT B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me this 6th day of November, 2018.

Notary Public
My Commission Expires: 7-8-19

4841-5604-0825.2

IN WITNESS WHEREOF, the undersigned has executed this Deed this 6th day of November, 2018.

J. F. C. ENTERPRISES, INC.
a Tennessee corporation

By: Mary Margaret Bourbeau

Name: Mary Margaret Bourbeau

Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Margaret Bourbeau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the President of J. F. C. Enterprises, Inc., the within named bargainor, a Tennessee corporation, and that as such President of the corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing them of the corporation in her capacity as such President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 6th day November, 2018.

Notary Public

My Commission Expires:
7-8-2019

MILADY HEUGAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

4841-5604-0825.2

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of The Plus Park, Section Fourteen, of record in Plat Book 4595, page 192, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. F. C. Enterprises, Inc., a Tennessee corporation, by deed from Ted Welch of record in Instrument No. 200609200116283, Register's Office for Davidson County, Tennessee.

EXHIBIT B

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for 2018, prorated and paid at closing; subsequent years assumed by the Grantee.

2. All matters shown on plat of record in Plat Book 4595, page 192, Register's Office for Davidson County, Tennessee.

3. Storm sewer crossing the southeasterly corner of the land located within the public utility and drainage easement as set out in the Deed of record in Book 5876, page 491, in the Register's Office for Davidson County, Tennessee.

4. All matters shown on the survey of 330 Plus Park Boulevard, performed by Gregory S. McVicar, TLS Registration No. 2659, Partner Engineering and Science, Inc., Project No. 18-216270.1 dated May 25, 2018 and revised July 16, 2018.

5. **Lease Agreement, dated as of August 19, 2015, by and between Grantor and Grantee, as amended by that certain First Amendment to Lease, dated as of October 26, 2018.**

True Copy Certification

I, Jay H. 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, Elizabeth Puckett, a notary public for this county and state, Jay H. 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: 5/6/2019

Notary Seal:

