Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Renaissance Stone Cutting, LLC 801 Visco Drive Nashville, TN 37210	Same as New Owner	Tax Map 94-9, Parcel 9

This instrument prepared by:
Justin W. Leach, Esq.
McKenzie Laird Ottinger Leach, PLLC
3835 Cleghorn Ave., Suite 250
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 163184 DEEDWARRSP
11/20/2018 04:00:53 PM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20181120-0114399

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/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, ELLEN D. GARLAND ("Grantor"), has bargained and sold, and by these presents does transfer and convey to RENAISSANCE STONE CUTTING, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record, rights of tenants in possession and any matters as would be reflected by a current survey of the Property (collectively, the "Permitted Encumbrances").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2018.

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 6/5/20

This is property located in Davidson County, Tennessee and is commonly known as 801 Visco Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, excepting (i) all claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 15th day of November, 2018.

GRANTOR:

Ellen D. Garland

ELLEN D. GARLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Ellen D. Garland, 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 within named bargainor.

WITNESS my hand and seal at office this 15th day of November, 2018.

Notary Public

My Commission Expires: 5/5/20

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

THE PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Tract 1: Being Lot No. 9 as shown on the Revised Plan of Visco Industrial Subdivision, Section One, of record in Plat Book 3700, Page 21, Registers Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2: Beginning at a point in the South margin of Visco Drive. said point being the Northwest corner of Lot No. 9 in Visco Industrial Subdivision. Section One, thence South 4 degrees 58 minutes East 79.95 feet to a point on the centerline of the pairs of wood poles carrying electric transmission lines lying in an easement of record in Book 635, Page 675, Register's Office of Davidson County, Tennessee, thence North 13 degrees 09 minutes West 79 feet, more or less along said power line centerline to a point in the Southerly margin of Visco Drive (extended Westerly) thence in an Easterly direction along the South margin of Visco Drive (extended) 12 feet, more or less to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Johnny W. Garland to Ellen D. Garland as recorded on the 22nd day of December, 2014 in Instrument No. 20141222-0117032 and Warranty Deed from Jenkins Properties, a Tennessee General Partnership and Carolyn C. Osborn to Johnny W. Garland and wife, Ellen Danette Garland as recorded on the 1st day of December, 2004 in Instrument No. 20041201-0142650, in the Register's Office of Davidson County, Tennessee.