Karen Y Johnson Davidson County
Batch# 167501 DEEDWARRSP
11/27/2018 12:34:30 PM 5 pgs
Fees: $28.00 Taxes: $3,108.00
20181127-0115658

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 File No. 34469-09-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $840,000.00. Kevin McGinn Affiant Subscribed and sworn to before me, 26th day of November, 2018. Notary Public My Commission Expires: 5/5/20

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
EskiMo Centennial 7337 Cockrill Bend Boulevard Nashville, TN 37209	EskiMo Centennial 7337 Cockrill Bend Boulevard Nashville, TN 37209	Map and Parcel No.: 079 00 0 117 00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Kevin McGinn ("Grantor") has bargained and sold and does hereby transfer and convey unto EskiMo Centennial, a Tennessee general partnership ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is unimproved property known as 7139 Centennial Boulevard, Nashville, Tennessee, 37209.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple and that he has good right to sell and convey the same.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of November, 2018.

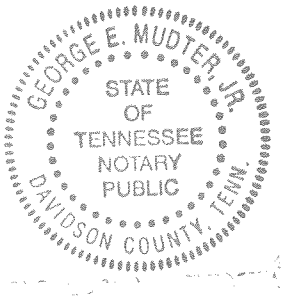
GRANTOR:

Kevin McGinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kevin McGinn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, in Nashville, Tennessee, this 26th day of November, 2018.



Notary Public
My Commission Expires: 5/5/20

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Nashville Steel Corporation Subdivision, as of record in Instrument No. 20180807-0077771 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin McGinn by deed dated August 14, 2018 from Nashville Steel Corporation a Tennessee corporation, of record in Instrument No. 20180814-0080271, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the Reciprocal Easement Agreement as more fully described in Instrument No. 20180814-0080272, Register's Office for Davidson County, Tennessee.

Exhibit "B"

This conveyance is made subject to:

1. State and County taxes for the year 2019 and subsequent years. Map and Parcel No. 079 00 0 117 00.

2. All matters on the Plan of The Nashville Steel Corporation Subdivision, as of record in Instrument No. 20180807-0077771 in the Register's Office for Davidson County, Tennessee.

3. Reciprocal Easement Agreement for joint access of record in Instrument No. 20180814-0080272, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

