Karen Y Johnson Davidson County
Batch# 176172 DEEDWARRSP
12/19/2018 04:02:12 PM 6 pgs
Fees: $33.00 Taxes: $13,135.00
20181219-0123565

SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $3,550,000.00. Subscribed and sworn to before me, this the 18th day of December, 2018. Notary Public My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

THIS INSTRUMENT PREPARED BY
Dunham Hildebrand, PLLC
1704 Charlotte Avenue #105
Nashville, TN 37203
Attn: Griffin Dunham

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Green Farms, II, L.P. P.O. Box 8037 Gallatin, TN 37066	New Owner	118-08-0-245.00

STATE OF TENNESSEE)
) **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DAVIDSON)

This Indenture, made as of the date set forth below, between **SHEET METAL WORKS, LLC,** a Tennessee limited liability company (referred to hereinafter as "Grantor"), and **GREEN FARMS II, L.P.,** a Tennessee limited partnership (referred to hereinafter as "Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby bargains and sells and does hereby transfer and convey unto Grantee and Grantee's successors and assigns, (a) that certain land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached and incorporated by reference and being commonly known as improved property located at 2500 Cruzen Street, Nashville, Tennessee 37211; and (b) all rights and appurtenances of Grantor pertaining thereto including any right, title

and interest of Grantor (but without warranty, whether statutory, express or implied) in and to adjacent streets, alleys or rights-of way.

The property and property rights described in (a) and (b) above shall be hereinafter collectively referred to as the **"Subject Property".**

The conveyance of the Subject Property is made by Grantor and accepted by Grantee subject to (a) the matters herein stated, and (b) all matters set forth in **Exhibit "B"** attached hereto and incorporated by reference herein for all purposes, but only to the extent such matters are valid, subsisting and affect the Subject Property (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever; and Grantor, for its successors, assigns and legal representatives, does covenant and agree to and with the Grantee, its successors and assigns, that Grantee in lawfully seized in fee simple of the aforesaid premises, that the same is free of all encumbrances, that it has a good right to sell and convey the same to Grantee as aforesaid and that it will warranty and forever defend, all and singular, the Subject Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

SIGNATURES ON FOLLOWING PAGE.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 18th day of December, 2018.

GRANTOR

SHEET METAL WORKS, LLC,
a Tennessee limited liability company

By: _____
Steve Curnutte, Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Steve Curnutte, on behalf of Grantor Sheet Metal Works, LLC, who I personally know or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be an authorized agent of the within named bargainor, and that he executed the foregoing instrument on behalf of the Grantor for the purpose therein contained, by personally signing his name.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of December, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

_____
Notary Public
My commission expires: 9-20-21

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:
Land in Nashville, Davidson County, Tennessee, being Lot 277, part of Lots 278 thru 282, and a portion of Woodbine Street (now closed), shown on the plan of Grandview Heights as recorded in Plat Book 161, Page 14 and 15, Register's Office for said County and more particularly described as follows:

Beginning on the easterly side of Cruzen Street at the common corner of Lots 276 and 277 shown on said plan, 450 feet southeast of the intersection of said Cruzen Street and Newsome Street; thence leaving Cruzen Street and along the line of lots 276 and 277, S 66° 07' 31" E, 150.00 feet to the west right of way of 15' alley shown on said plan; thence along said alley S 23° 35' 00" E, 82.47 feet to a point located 25 feet west of the center of tract No. 619 of the Grantor; thence parallel with said railroad tract S 01° 26' 54" W, 232.81 feet to the beginning of a curve; thence along a curve to the right, having a radius of 293.56 feet, a distance of 54.07 feet to the southerly line of lot 282 shown on the plan; thence along said line N 84° 54' 05' W, 27.64 feet to the east right of way of Cruzen Street; thence along said Cruzen Street N 23° 35' 00" W, 326.00 feet to the point of beginning and containing 0.8 acre or 35,216 square feet, more or less.

LESS AND EXCEPT that portion of Woodbine Street (now closed) shown on the plan of Grandview Heights as recorded in Plat Book 161, Page 14 and 15, Register's Office for said County, lying between Lots 279 and 280 and north of Cruzen Street; containing 0.11 of an acre, more or less.

Parcel 2:
Land in Nashville, Davidson County, Tennessee, being part of Lots 290 thru 295, and a small portion of Kline Avenue shown on the plan of Grandview Heights as recorded in Plat Book 161, Pages 14 and 15, Register's Office for said County and more particularly described as follows:

Beginning at the southerly terminus of Kline Avenue 200' south of the intersection of said Kline Avenue and Newsome Street, also being 2.15 feet east of the southeast corner of Lot 296 shown on said plan; thence severing a part of Kline Avenue and Lots 296 through 290 the following 4 calls; S 01° 15' 36" W, 118.23 feet; thence S 08° 06' 16" W, 13.97 feet to the beginning of a curve; thence along a curve to the left, having a radius of 1363 feet, a distance of 158.34 feet; thence S 01° 26' 54" W, 47.20 feet to the east right of way of a 15' alley; thence along said alley N 23° 35' 00" W, 300.42 feet to the northwest corner of Lot 295 shown on said plan; thence along the line of Lots 295 and 296 N 66° 07' 31" E, 152.15 feet to the point of beginning and containing 0.53 acre, more or less.

Parcel 3:
Being that portion of Woodbine Street (now closed) shown on the plan of Grandview Heights as recorded in Plat Book 161, Pages 14 and 15, Register's Office for said County, lying between Lots 279 and 280 and north of Cruzen Street; containing 0.11 of an acre, more or less.

Parcel 4:
The following vacant lots in Grandview Heights Subdivision of Nashville, Davidson County, Tennessee, to wit: Being Lots 268, 269, 270, 270, 271, 272, 273, 274, 275, 276, 296, 297, 298 and 299, which lots contain a total area of 97,500 square feet or 2.24 acres.

Being a portion of the property conveyed to Sheet Metal Works, LLC, a Tennessee limited liability company by Limited Warranty Deed from Jerry N. Gomer, dated September 5, 2017, recorded September 13, 2017, of record in Instrument No. 20170913-0093463, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, and setback lines.

2. Davidson County taxes for the year 2019 and thereafter, not yet due and payable.

3. All matters shown on Plat of record in Book 161, Pages 14 and 15, in the Register's Office of Davidson County, Tennessee.

4. All matters shown on Plat of record in Plat Book 11700, Page 29, in the Register's Office of Davidson County, Tennessee.

5. Easements, restrictions, conditions, and rights retained in Metropolitan Ordinance No. 098-1240.

6. Conditions, restrictions, reservations, easements, and covenants contained in Deed from CSX Transportation, Inc. to Jerry N. Gomer, of record in Book 11122, Page 487, in the Register's Office of Davidson County, Tennessee.

7. All matters shown on the ALTA/NSPS Land Title Survey, dated November 1, 2018, prepared by Michael K. Story, Tennessee RLS No. 1989, HFR Design, 214 Centerview Drive, Suite 300, Brentwood, Tennessee 37027, Project No. 2018158.52.