#34597

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34597-12-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00 Affiant Subscribed and sworn to before me this 31 day of December, 2018. Notary Public My Commission Expires: October 7, 2019

WARRANTY DEED

Address New Owner: Carolina Building & Restoration, Inc., a South Carolina Corporation c/o TIC Properties Management, LLC, 777 Lowndes Hill Road, Building 3, Suite 110, Greenville, SC 29607.	**Send Tax Bills To:** New Owner 777 Lowndes Hill Road, Bldg. 3 Suite 110 Greenville, SC 29607	**Tax Information:** Map and Parcel No.: 135 00 0 253 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TIC Nashville SW, LLC, a Tennessee limited liability company, as to a 20% undivided tenant in common interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolina Building & Restoration, Inc., a South Carolina Corporation** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2332 Murfreesboro Pike, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 181212 **DEEDWARR**
01/07/2019 01:22:33 PM 3 pgs
Fees: $18.00 Taxes: $795.50

20190107-0001610

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of December, 2018.

TIC Nashville SW, LLC, a Tennessee limited liability company

BY: _____
John A. Workman, III, Manager

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Greenville

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John A. Workman, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager of TIC Nashville SW, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of December, 2018.

_____
Notary Public

My Commission Expires: 1/28/2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. A2, on the Plan of Final Plat, Resubdivision of Lot 3, Nashboro Square, as shown on plat of record in Instrument No. 20170203-0011915, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Together with appurtenant easements as set forth in Declaration of Easements, Covenants, Conditions and Restrictions of record in Instrument No. 20031015-0153147, in the Register's Office for Davidson County, Tennessee.

Together with appurtenant easements as set forth in Declaration of Reciprocal Easement, Access and Maintenance Agreement of record in Instrument No. 20050520-0057418, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John A. Workman, III, as trustee of the Boyd Investment Irrevocable Trust as to 10% interest, Stephen R. Cherry, as to 25% interest, and TIC Nashville SW, LLC as to 65% interest, as tenants in common, by Special Warranty Deed dated October 25, 2017 from RDM3 of Tennessee, LLC, a Tennessee limited liability company of record in Instrument No. 20171031-0111328, Register's Office for Davidson County, Tennessee. By Special Warranty Deed dated December 21, 2017, of record in Instrument No. 20171229-0132429, TIC Nashville SW, LLC, a Tennessee limited liability company conveyed an undivided 25% interest as tenant in common to Thomas F. Short and wife, Deborah H. Short. By Warranty Deed dated May 1, 2018 of record in Instrument No. 20180504-0042635, Register's Office for Davidson County, Tennessee, TIC Nashville SW, LLC, a Tennessee limited liability company conveyed an undivided 20% interest as tenant in common to James W. Gosnell and Vivian A. Gosnell, husband and wife.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Map and Parcel No. 135 00 0 253 00.
2. Declaration of Easements, Covenants, Conditions and Restrictions of record in Instrument No. 20031015-0153147, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20170203-0011915, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160216-0014236, Register's Office for Davidson County, Tennessee.
5. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 6518, Page 875, Book 6518, page 880, Book 6518, page 885, and Book 6518, page 890, Register's Office for Davidson County, Tennessee.
6. Terms and provisions of that certain unrecorded Lease by and between RDM3, LLC, as landlord, and The Sherwin-Williams Company, as tenant only, without purchase options or rights of first refusal, as evidenced by Notice of Lease of record in Instrument No. 20160107-0001630, Register's Office for Davidson County, Tennessee.