SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

M-VH-17-1501

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Y Johnson Davidson County
Batch# 181333 **DEEDWARRSP**
01/08/2019 08:21:24 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20190108-0001812

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Carney Realty Company, LLC	**Carney Realty Company, LLC**	
(NAME)	(NAME)	
416 Jefferson Street	**416 Jefferson Street**	**P/O 080-00-0-076.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FUTURE-HILL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CARNEY REALTY COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a parcel of land located in Davidson County Tennessee and being a portion of the property as recorded in Instrument Number 20150331-0027893 in the Registers Office of Davidson County, Tennessee and being more particularly described as follows:

Commencing from the Southeast corner of the aforementioned parent tract at an old iron rod defining the North Right-of-Way of Cheatham County Rail Authority Railroad;

Thence, North 44 DEGREES 59 MINUTES 46 SECONDS West, 565.37 feet to the True Point of Beginning, said point being a new iron rod;

Thence, continuing with said Right-of-Way, North 44 DEGREES 59 MINUTES 46 SECONDS West, 390.00 feet to an old disturbed iron rod;

Thence, North 54 DEGREES 47 MINUTES 14 SECONDS East, 848.06 feet to an old concrete monument;

Thence, South 49 DEGREES 30 MINUTES 46 SECONDS East, 179.78 feet to a new iron rod;

Thence, with a new severance line, South 40 DEGREES 31 MINUTES 06 SECONDS West, 852.50 feet to the True Point of Beginning having an area of 239,598 square feet or 5.50 Acres more or less.

Being a portion of the same property conveyed to Future-Hill Investments, LLC, a Tennessee limited liability company by Quitclaim deed from Warehousing Fulfillment Specialists, LLC of record in Instrument No. 20150331-0027893 Register's Office for Davidson County, Tennessee, dated December 30, 2013 and recorded on March 31, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Declaration of Easements of record in Instrument Number 20030822-0122410, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement as set forth of record in Book 4055, Page 238, in the Register's Office for Davidson County, Tennessee.

This is an **unimproved 5.5 Acre Tract located on County Hospital Road, Nashville, Tennessee 37218**.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 17th DAY OF DECEMBER, 2018.

Future-Hill Investments, LLC, a Tennessee limited liability company

BY: _____
Van E. Hill
Chief Manager

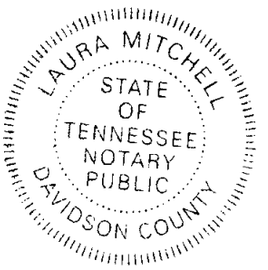
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VAN E. HILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of FUTURE-HILL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of December, 2018.

_____
Notary Public

My Commission Expires: 1/3/22



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903