Karen Johnson Davidson County
Batch# 198893 DEEDWARRSP
02/25/2019 03:46:30 PM 6 pgs
Fees: $33.00 Taxes: $12,950.00
20190225-0017067

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD OTTINGER LEACH, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~Williamson The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00. Affiant Subscribed and sworn to before me, this 20 day of February, 2019. Notary Public My Commission Expires: 11-9-2019

ASHLEY N OSGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Tack Nashville, LLC 112 Sheffield Loop, Ste D Hattiesburg, Mississippi 39402	New Owner	091 00 0 017.00; 091 00 0 018.00

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Nashville Outdoor Storage, LLC**, a Tennessee limited liability company, (the "**Grantor**"), have bargained and sold, and do hereby transfer and convey unto **Tack Nashville, LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is unimproved property located at 0 Dr Walter S Davis Blvd.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their 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 Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

Except as to the warranty of title set forth above, the transfer of the Property is AS IS, WHERE IS, WITH ANY AND ALL FAULTS. Grantee understand and acknowledge that Grantor has not made and does not make any representations or warranties to Grantee with respect to the condition, state of repair or operations of the Property, with respect to the suitability or fitness for Grantee's intended use or purpose or with respect to the appreciation or income potential of the Property, the zoning of the Property, the platting of the Property, the adequacy of utilities to the Property, access to the Property or any other matter.

[*Remainder of Page Intentionally Left Blank. Signature(s) on Following Page(s).*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 22 day of February, 2019.

GRANTOR:

Nashville Outdoor Storage, LLC,
a Tennessee limited liability company

By: _____
Thomas Land Deleot, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas Land Deleot, Sr., with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of **Nashville Outdoor Storage, LLC, a Tennessee limited liability company** and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 21 day of February, 2019.

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-08-2022

_____
Notary Public
My Commission Expires: Sept 4, 2022

EXHIBIT A

Legal Description

A tract of Land in Davidson County, Nashville, Tennessee, being Lot 1, Subdivision Plat for Nashville Outdoor Storage, LLC of record in Plat Instrument No. 20170822-0085994, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Nashville Outdoor Storage, LLC, by Quitclaim Deed of record in Instrument No. 20161212-0129760, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. All matters shown on the Plan of record in Plat Instrument No. 201708220085994, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Plat Book 21, Page 35, in the Register's Office of Davidson County, Tennessee.

4. Notice of Land Use Restrictions of record in Instrument No. 20180913-0090791, in the Register's Office of Davidson County, Tennessee.

5. Water (Riparian Rights) –
    a. the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Cumberland River without diminution or pollution and the consequence of any past or future change in the location of Cumberland River;
    b. riparian rights incident to premises;
    c. rights of upper and lower riparian owners in and to the waters of Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;
    d. any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.

6. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Kenneth D. Church, TN RLS #1004, TTL USA, 5010 Linbar Drive, Suite 153, Nashville, TN 37211, dated February 12, 2019, and last revised February 14, 2019:

    - Utility and drainage lines, with meters, valves, poles and other appurtenances;
    - Clifton Avenue 50' ROW Abandoned, but Metro retained a utility easement (by Metro Council Bill 65-487).

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX