Karen Johnson Davidson County
Batch# 333175 DEEDWARRSP
12/23/2019 10:15:42 AM 3 pgs
Fees: $18.00 Taxes: $12,457.90
20191223-0132115

32696-1
Box #14

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Elliott Partners, LTD	New Owner	13305008600
2526 N Stallings Drive		
Nacogdoches, TX 75964		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Heung R. Rim n/k/a Scott Heungrip Rim** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Elliott Partners, LTD, a Texas limited partnership** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows (the "Real Estate"):

> LAND in Davidson County, Tennessee, being shown as Lot 14F on the Plan of Allied Industrial Park, Section 5, Resubdivision of Reserve Parcel "A", to which Plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING all of the same property conveyed to Heung R. Rim by deed dated November 18, 2005 from MasTec North America, Inc., a Florida corporation (successor by merger to Church & Tower of TN, Inc., a Delaware corporation), of record in Instrument No. 20051123-0141734, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of December, 2019.

Heung R. Rim n/k/a Scott Heungrip Rim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heung R. Rim n/k/a Scott Heungrip Rim, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 18 day of December, 2019.

JOHN T. COX STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,367,000.00.

Affiant

Subscribed and sworn to before me this
18th day of December, 2019.

Notary Public
My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 13305008600. 2019 taxes have been prorated between the parties and paid as part of closing.

3. All Matters as shown on the Plan of record in Plat Book 4595, Page 107, Register's Office for Davidson County, Tennessee.

4. All Matters as shown on the Plan of record in Plat Book 3842, Page 175, said Register's Office.

5. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, TN, for sanitary sewer purposes, of record in Book 4337, Page 552, said Register's Office.

6. Stormwater Detention Agreement, of record in Instrument No. 20060504-0052285, said Register's Office.

7. Agreement for Dedication of Easement for Storm Drainage, of record in Instrument No. 20060508-0053179 and Instrument No. 20060508-0053224, said Register's Office.