Karen Johnson Davidson County
Batch# 340185 DEEDWARRSP
01/08/2020 08:40:36 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00

20200108-0002441

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me, this 7th day of January, 2020. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 1, 2023

SPECIAL WARRANTY DEED

Address New Owner: C&S2, LLC 1010 Firestone Pkwy La Vergne, TN 37086	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 183-00-0 145.00

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, **Michael K. Cruce** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **C&S2, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 216B-1 on the Plan of Final Plat Subdivision Tract 216-A & 216-B, Interchange City Industrial Park of record in Plat Book 20170824-0086986, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael K. Cruce by warranty deed from William B. Bass and Sara C. Bass, Trustees of the William B. Bass and Sara C. Bass Revocable Trust Dated January 4, 2008 of record in Instrument No. 20170925-0097908 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 25, 2017. Grantor warrants he has never lived in the subject property as a married person and the property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 1010 Firestone Parkway La Vergne TN 37086

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of January, 2020.

Michael K. Cruce

STATE OF Alabama)
COUNTY OF St Clair)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael K. Cruce, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of January, 2020.

Notary Public
My Commission Expires: 03/02/2022

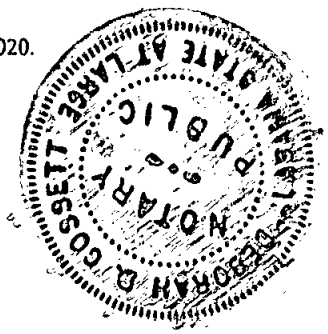


Exhibit "A"

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20170824-0086986, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 95, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4673, Page 508, in the Register's Office for Davidson County, Tennessee.

Easements as set forth in Warrant Deed of record in Book 7332, Page 292, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6980, Page 597, Book 7170, page 842, Book 5063, page 839, Book 5063, page 843, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement of record in Book 3616, Page 439, in the Register's Office for Davidson County, Tennessee.

Declarations of Easement of record in Book 5621, Page 689 and Book 5349, page 563, in the Register's Office for Davidson County, Tennessee.

Easements as set forth in Warranty Deed of record in Book 2860, Page 185, in the Register's Office for Davidson County, Tennessee.

Rights of others in and to a cemetery, together with rights of ingress and egress thereto.