This Instrument Prepared By: Record & Return
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Two Twenty Cumberland, LLC
9570 William Aiken Ave
Ladson, SC 29456

SEND TAX BILL TO:
Owner

MAP **07-113**
GROUP
PARCEL **012.00**

MORTGAGEE:
First National Bank of Pennsylvania
151 Meeting Street, Suite 100
Charleston, SC 29401

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 and sufficiency of which are hereby acknowledged, **Morris Light and Sound, Incorporated, a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Two Twenty Cumberland, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Cumberland Bend Business Park, Section 5, MetroCenter, as shown by plat and survey of record in Plat Book 5060, page 93, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Together with a 25 ft. Public Utility and Common Access Easement as depicted in plat of record in Plat Book 5060, page 93 and a 31.5 ft. Public Utility and Access Easement as depicted in a plat of record in Plat Book 5210, page 90, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Morris Light and Sound, Incorporated, a Tennessee corporation by deed dated July 23, 2014 from Dale C. Morris of record in Instrument No. 20140724-0066037, Register's Office for Davidson County, Tennessee.

This is **improved** property known as **220 Cumberland Bend, Nashville, Tennessee 37228.**

Karen Johnson Davidson County
Batch# 485750 **DEEDWARRSP**
09/29/2020 12:58:20 PM 4 pgs
Fees: $23.00 Taxes: $16,280.00

20200929-0112132

This conveyance is subject to real property taxes for 2020 and subsequent years, and all matters evidenced by;

1. The following instruments of record in the Register's Office for Davidson County, Tennessee, to wit:

   (a) Master Deed for Cumberland Bend, MetroCenter of record in Book 5028, page 333, as amended in Book 5035, page 972;

   (b) All matters showing on Plat of record in Plat Book 5060, page 93:

   (c) Common Access and Public Utility Easementss for Cumberland Bend as shown on Plat attached as Exhibit A to the First Amendment to Master Deed of record in Book 5032, page 972 and in Plat Book 5060, page 93, and Book 5210, page 90;

   (d) Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park of record in Book 7487, mpage 952;

   (e) Flowage easement for the Cumberland River of record in Book 2290, page 256;

   (f) Right of Way Easement granted to Colonial Pipeline Company of record in Book 5039, page 193 and Book 5232, page 252; and

2. All matters showing on the ALTA/NSPS Land Title Survey of 220 Cumberland Bend, Nashville, Davidson County, Tennessee, 37228 by Clint T. Elliott, Surveyor, TN TRLS #2347, dated August 9, 2020, last revised September 22, 2020, project ID-Cumberland Bend, Sheet Title ALTA/NSPS Survey, Sheet No. V-100 (the "Survey").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, and all persons claiming by and through its successors and assigns, against the lawful claims of all persons claiming by or through the GRANTOR. Wherever 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 hand this the 28th day of **September, 2020.**

Morris Light and Sound, Incorporated, a Tennessee corporation

By: _____, Pres. Let
Zack Morris, President and CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Zack Morris** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President and CEO** of **Morris Light and Sound, Incorporated, a Tennessee corporation**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of September, 2020.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 07/26/2021

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $4,400,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of September, 2020.

NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

File #20-9438