




Tom Leatherwood
Shelby County Register / Archives

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16119226	
11/21/2016 - 02:11 PM	
7 PGS	
CHRISTINAM	1535362-16119226
VALUE	250000.00
MORTGAGE TAX	0.00
TRANSFER TAX	925.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	1.00
WALK THRU FEE	0.00
TOTAL AMOUNT	963.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

<p>Document prepared by: Trent E. Jernigan, Womble Carlyle Sandridge & Rice, LLP, One West Fourth Street, Winston-Salem, NC 27101</p>	<p>AFTER RECORDING RETURN TO Return to: Fidelity National Title Group 6050 Poplar Ave. Suite LL37 Memphis TN 38119 # <u>6014526-PC</u></p>
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SPECIAL WARRANTY DEED

(Tennessee)

THIS SPECIAL WARRANTY DEED, made and entered into this 17th day of November, 2016, by and between **AMERICAN SNUFF COMPANY, LLC**, a Delaware limited liability company (f/k/a Conwood Company, LLC, a Delaware limited liability company f/k/a Conwood Company, L.P., a Delaware limited partnership) ("Grantor") and **KEEL STREET, LLC**, a Tennessee limited liability company ("Grantee").

WHEREAS, the subject property was previously titled in the name of Conwood Company, L.P., a Delaware limited partnership as described in the derivation paragraph below. On August 11, 2006, Conwood Company, L.P., converted into Conwood Company, LLC, a Delaware limited liability corporation; and

WHEREAS, on January 1, 2010, Conwood Company, LLC changed its name to American Snuff Company, LLC.

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, confirm and specially warrant unto Grantee the following described real estate, situated and being in the County of Shelby, State of Tennessee, to-wit:

All that certain real estate as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference; and (i) Parcel I being Part of the Conwood Company, L.P. property as recorded in Instrument Number Z7-8282 in the Shelby County Register's Office being Parcels IX and X of said instrument; (2) Parcel II being Part of the Conwood Company, L.P. property as recorded in Instrument Number Z7-8281 in the Shelby County Register's Office being Parcels I, II, III and IV of said instrument; (3) Parcel III being Part of the Conwood Company, L.P. property as recorded in Instrument Number Z7-8281 in the Shelby County Register's Office being part of Parcels V, VI and VII of said instrument; and (4).

Parcel IV being the same and exact property conveyed to the Conwood Corporation in Instrument Number F5-4967 in the Shelby County Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anyway appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

[SIGNATURE PAGE TO FOLLOW]

WITNESS the signatures of Grantor the day and year first above written.

AMERICAN SNUFF COMPANY, LLC, a
Delaware limited liability company

By: Dan Fawley

Name: Daniel A. Fawley

Title: VP & Treasurer

STATE OF North Carolina

COUNTY OF Forsyth

Before me, the undersigned Notary Public in the state and county aforesaid, personally appeared Daniel A. Fawley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself/herself to be the VP & Treasurer of AMERICAN SNUFF COMPANY, LLC, the within named bargainor, a Delaware limited liability company, and that he/she as such VP & Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as such VP & Treasurer.

WITNESS my hand and official seal at office this 15th day of November, 2016.

DEBRA H. WENZEL
NOTARY PUBLIC
FORSYTH COUNTY
NORTH CAROLINA
My Commission Expires March 5, 2020

Debra H. Wenzel
NOTARY PUBLIC

My commission expires:
3-5-2020

* * * * *

RECORDING DATA ONLY

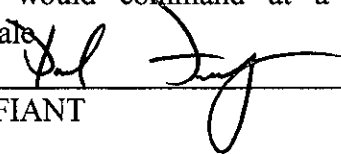
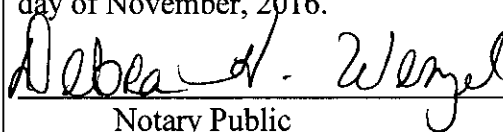
<p>Property Address: 0, 46 & 47 Keel Avenue, Memphis, TN, 38107 700 N Front Street, Memphis, TN, 38107 0 N Main Street, Memphis, TN, 38107 0 Saffarans Avenue, Memphis, TN, 38107</p> <p>Name and Address of the Property Owner: Keel Street, LLC 4091 Viscount Ave. Memphis, TN 38118</p> <p>Name and Address of the Person or Entity Responsible for Payment of the Real Property Taxes: Keel Street, LLC 4091 Viscount Ave. Memphis, TN 38118</p> <p>Tax Parcel Identification No. 001047 00001 001047 00002C 001046 00001 022005 00009 022005 00014 022005 00013 001053 00002 001054 00009 001054 00008</p>	<p>I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this property transfer or value of the property transferred, whichever is greater, is <u>\$250,000.00</u> which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.</p> <p> _____ AFFIANT</p> <p>Subscribed and sworn to before me this <u>15th</u> day of November, 2016.</p> <p> _____ Notary Public</p> <p>My Commission Expires: <u>3-5-2020</u> Notary seal:</p> <div data-bbox="893 1135 1307 1299" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>DEBRA H. WENZEL NOTARY PUBLIC FORSYTH COUNTY NORTH CAROLINA My Commission Expires March 5, 2020</p> </div>
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EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A DESCRIPTION (PARCEL 1):

Part of the Conwood Company, L.P. property as recorded in instrument Number 27-8282 in the Shelby County Register's Office being Parcels IX and X of said instrument and being more particularly described as follows:

BEGINNING at the intersection of the west line of North Front Street (82.5' R.O.W.) and the south line of Keel Avenue (66' R.O.W.); thence South 22 degrees 06 minutes 32 seconds West along the west line of North Front Street a distance of 733.29 feet to a point in the north line of Saffarons Avenue (30' R.O.W.); thence North 67 degrees 50 minutes 07 seconds West along said north line a distance of 166.53 feet to a point in the east line of the Illinois Central Gulf Railroad right-of-way (R.O.W. varies); thence North 21 degrees 59 minutes 39 seconds East along said east line a distance of 733.18 feet to a point in the south line of said Keel Avenue; thence South 67 degrees 52 minutes 22 seconds East along said south line a distance of 167.99 feet to the POINT OF BEGINNING.

EXHIBIT A DESCRIPTION (PARCEL 2):

Part of the Conwood Company, L.P. property as recorded in instrument Number 27-8282 in the Shelby County Register's Office being Parcels I, II, III and IV of said instrument and being more particularly described as follows:

BEGINNING at the intersection of the west line of North Front Street (82.5' R.O.W.) and the north line of Keel Avenue (66' R.O.W.); thence North 67 degrees 52 minutes 22 seconds West along the north line of Keel Avenue a distance of 160.00 feet to a point in the east line of the Illinois Central Gulf Railroad right-of-way (R.O.W. varies); thence North 21 degrees 59 minutes 39 seconds East along said east line a distance of 165.10 feet to a point; thence South 77 degrees 31 minutes 08 seconds East along said east line a distance of 15.30 feet to a point; thence North 22 degrees 06 minutes 32 seconds East along said east line a distance of 237.30 feet to a point; thence South 77 degrees 55 minutes 18 seconds East along said east line a distance of 0.50 feet to a point; thence North 22 degrees 06 minutes 32 seconds East along said east line a distance of 143.60 feet to a point in the south line of the Illinois Central Gulf Railroad property; thence South 77 degrees 55 minutes 18 seconds East along said east line a distance of 147.00 feet to a point in the west line of said North Front Street; thence South 22 degrees 06 minutes 32 seconds West along said west line a distance of 574.30 feet to the POINT OF BEGINNING.

EXHIBIT A DESCRIPTION (PARCEL 3):

Part of the Conwood Company, L.P. property as recorded in Instrument Number 27-8282 in the Shelby County Register's Office being part of Parcels V, VI and VII of said instrument and being more particularly described as follows:

BEGINNING at the intersection of the east line of North Front Street (82.5' R.O.W.) and the north line of Keel Avenue (66' R.O.W.); thence North 22 degrees 06 minutes 32 seconds East along the east line of North Front Street a distance of 210.00 feet to a point; thence North 77 degrees 24 minutes 02 seconds West along an offset in said east line a distance of 41.06 feet to a point in the east line of North Front Street (42' R.O.W.); thence North 22 degrees 06 minutes 32 seconds East along said east line a distance of 391.89 feet to a point; thence South 78 degrees 24 minutes 53 seconds East along the south line of the Belz Investco L.P. property as recorded in Instrument Number AW-2471 in said Register's Office a distance of 216.80 feet to a point; thence South 22 degrees 06 minutes 32 seconds West along said south line a distance of 7.69 feet to a point; thence South 67 degrees 53 minutes 28 seconds East along said south line a distance of 149.10 feet to a point in the west line of North Main Street (82.5' R.O.W.); thence South 22 degrees 06 minutes 32 seconds West along said west line a distance of 150.58 feet to a point being the northeast corner of the City of Memphis property as recorded in Instrument Number R6-3081 in said Register's Office; thence North 67 degrees 01 minutes 23 seconds West along the north line of said City of Memphis property a distance of 162.39 feet to a point in the east face of an existing brick building being the northwest corner of said City of Memphis property; thence South 22 degrees 10 minutes 42 seconds West along the west line of said City of Memphis property and the east face of an existing building a distance of 478.99 feet to a point in the north line of said Keel Avenue; thence North 67 degrees 52 minutes 22 seconds West along said north line a distance of 158.79 feet to the POINT OF BEGINNING.

TOGETHER with a Non-Exclusive Ingress/Egress 30 foot easement along the east line retained in Warranty Deed of record at Instrument Number R6-3081, in the Register's Office of Shelby County, Tennessee.

EXHIBIT A DESCRIPTION (TRACT 1):

Lots 13 and 14 of Greenlaw Addition to the City of Memphis as recorded in Plat Book 3, Page 16 in the Shelby County Register's Office being the Conwood Corporation property as recorded in Instrument Number F5-4957 in said Register's Office and being more particularly described as follows:

BEGINNING at the intersection of the east line of North Main Street (82.5' R.O.W.) and the north line of Keel Avenue (66' R.O.W.); thence North 22 degrees 06 minutes 32 seconds East along the east line of North Main Street a distance of 148.50 feet to a point in the south line of the first alley (16.5' R.O.W.) north of Keel Avenue; thence South 68 degrees 32 minutes 58 seconds East along said south line a distance of 148.50 feet to a point in the west line of the first alley (24.75' R.O.W.) east of North Main Street; thence South 22 degrees 06 minutes 32 seconds West along said west line a distance of 148.50 feet to a point in the north line of Keel Avenue; thence North 68 degrees 32 minutes 58 seconds West along said north line a distance of 148.50 feet to the POINT OF BEGINNING.

EXHIBIT B

ENCUMBRANCES

All easements, restrictions and other matters of record, including, without limitation, 2016 city and county ad valorem taxes which Grantee by his acceptance of this deed hereby assumes and agrees to pay.