This instrument was prepared by:
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BILL GARRETT, Davidson County
Trans:T20140046710 DEEDWARRSP
Recvd: 07/01/14 10:45 7 pgs
Fees:38.00 Taxes:17216.10
20140701-0057598

SPECIAL WARRANTY DEED

FROM: WHIRLPOOL CORPORATION, a Delaware corporation, Grantor

TO: ASHLEY INTERCHANGE, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Ashley Interchange, LLC c/o Ashley Capital, LLC 1601 Rockdale Industrial Boulevard Conyers, Georgia 30012	Same	Map 175 Parcel 101

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is FOUR MILLION SIX HUNDRED FIFTY-THREE THOUSAND AND NO/DOLLARS ($4,653,000.00).

J. Bryan Echols
Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of June, 2014.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Melinda A. Gray
Notary Public
My Commission Expires: March 8, 2016

FOR AND IN CONSIDERATION OF the sum of be FOUR MILLION SIX HUNDRED FIFTY THREE THOUSAND AND NO/100 DOLLARS ($4,653,000.00), the receipt and sufficiency of which are hereby acknowledged, WHIRLPOOL CORPORATION, a Delaware corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey

unto ASHLEY INTERCHANGE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1714 Heil Quaker Boulevard, LaVergne, Tennessee 37086.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this _____ day of June, 2014.

GRANTOR:

WHIRLPOOL CORPORATION, a Delaware corporation

By: _____
LEE R. UTKE
Senior Director, Corporate Real Estate

STATE OF Michigan)
)
COUNTY OF Berrien)

Before me, Lorraine Seeland, a Notary Public of said County and State, personally appeared LEE R. UTKE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Director, Corporate Real Estate (or other officer authorized to execute the instrument) of WHIRLPOOL CORPORATION, the within named bargainor, a Delaware corporation, and that he as such Senior Director, Corporate Real Estate executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by himself as Senior Director, Corporate Real Estate.

Witness my hand and seal, at Office in Benton Harbor, Michigan, this 25th day of June, 2014.

Lorraine Seeland
Notary Public
My Commission Expires: 9-30-2014

LORRAINE SEELAND
Notary Public, State of MI
County of Berrien
My Commission Expires 09-30-2014
Acting in the County of Berrien

LORRAINE SEELAND NOTARY PUBLIC BERRIEN COUNTY, MICHIGAN

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

WHIRLPOOL CORPORATION
1714 HEIL QUAKER BOULEVARD, LOT 1
PARCELS 110 & 131

BEING A CERTAIN PARCEL OF LAND LYING IN THE THIRTY-THIRD COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS SHOWN AS LOT 1 ON THE PLAT ENTITLED "HEIL QUAKER CORPORATION PROPERTY" OF RECORD IN PLAT BOOK 6250, PAGE 958, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID LOT IS LOCATED AT 1714 HEIL QUAKER BOULEVARD AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (OLD) WITH NO CAP IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CSX RAIL ROAD AT THE NORTHEASTERLY CORNER OF LOGISTICS WAY DCT/LWI LLC OF RECORD AS INSTRUMENT NUMBER 20060929-0120793, R.O.D.C.T. AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID CSX RAIL ROAD RIGHT-OF-WAY, SOUTH 70 DEGREES 47 MINUTES 07 SECONDS EAST, 1930.15 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH ASSOCIATES AT THE NORTHWESTERLY CORNER OF 800 BROADWAY OF RECORD IN DEED BOOK 8846, PAGE 420

R.O.D.C.T.;

THENCE, WITH SAID 800 BROADWAY FOR THE NEXT THREE CALLS:

1) SOUTH 79 DEGREES 08 MINUTES 36 SECONDS WEST, 222.14 FEET TO A T-POST (OLD);

2) SOUTH 51 DEGREES 53 MINUTES 44 SECONDS WEST, 125.15 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH ASSOCIATES;

3) SOUTH 08 DEGREES 59 MINUTES 46 SECONDS WEST, 803.54 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH ASSOCIATES IN THE NORTHERLY LINE OF UNITED STATES COLD STORAGE, INC OF RECORD IN DEED BOOK 7359, PAGE 111, R.O.D.C.T.;

THENCE, WITH SAID UNITED STATES COLD STORAGE, INC, NORTH 81 DEGREES 02 MINUTES 07 SECONDS WEST, 124.00 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH ASSOCIATES;

THENCE, CONTINUING WITH SAID UNITED STATES COLD STORAGE, INC, SOUTH 09 DEGREES 00 MINUTES 16 SECONDS WEST, 779.06 FEET TO AN IRON ROD

(OLD) IN CONCRETE AT THE NORTHWESTERLY CORNER OF WILLIAM D. FIELDS OF RECORD AS INSTRUMENT NUMBER 20090929-0090387, R.O.D.C.T.;

THENCE, WITH SAID WILLIAM D. FIELDS, SOUTH 08 DEGREES 49 MINUTES 58 SECONDS WEST, 234.03 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH ASSOCIATES AT THE NORTHEASTERLY CORNER OF SAIA MOTOR FREIGHT LINE, INC. OF RECORD AS INSTRUMENT NUMBER 20051227-0154395, R.O.D.C.T.;

THENCE, WITH SAID SAIA MOTOR FREIGHT LINE, INC., NORTH 82 DEGREES 14 MINUTES 07 SECONDS WEST, 413.55 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH ASSOCIATES AT THE SOUTHEASTERLY CORNER OF 1706 HEIL QUAKER INVESTORS, LLC OF RECORD AS INSTRUMENT NUMBER 20061002-0121693, R.O.D.C.T. WHICH IS SHOWN AS LOT 2 ON THE PLAT ENTITLED "HEIL QUAKER CORPORATION PROPERTY" OF RECORD IN PLAT BOOK 6250, PAGE 958, R.O.D.C.T.;

THENCE, WITH SAID LOT 2 FOR THE NEXT FIVE CALLS:

1) NORTH 08 DEGREES 39 MINUTES 47 SECONDS EAST, 937.08 FEET TO A METAL FENCE POST (OLD);

2) NORTH 14 DEGREES 44 MINUTES 51 SECONDS WEST, 12.74 FEET TO A METAL FENCE POST (OLD);

3) NORTH 81 DEGREES 24 MINUTES 49 SECONDS WEST, 69.75 FEET TO A METAL FENCE POST (OLD);

4) NORTH 08 DEGREES 12 MINUTES 20 SECONDS EAST, 103.46 FEET TO A 5/8" IRON ROD (OLD) NO CAP;

5) NORTH 81 DEGREES 16 MINUTES 09 SECONDS WEST, 986.06 FEET TO A ½" IRON ROD (OLD) NO CAP IN THE EASTERLY RIGHT-OF-WAY LINE OF HEIL QUAKER BOULEVARD;

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 08 DEGREES 57 MINUTES 53 SECONDS EAST, 1288.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,303,064 SQUARE FEET OR 52.87 ACRES, MORE OR LESS.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WHIRPOOL CORPORATION FROM HEIL-QUAKER CORPORATION BY CERTIFICATE OF AMENDMENT OF CERTIFICATE OF INCORPORATION DEED OF RECORD IN DEED BOOK 7454, PAGE 244, DEED BOOK 4410, PAGE 163, DEED BOOK 4647, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS DESCRIPTION IS IN ACCORDANCE WITH AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY RAGAN SMITH ASSOCIATES, INC, 315 WOODLAND STREET, NASHVILLE, TN., BY TED J. STEVENSON II, RLS NUMBER 2136. FIELD WORK COMPLETED ON OCTOBER 31, 2012, PROJECT NUMBER 84095, WORK ORDER

9600. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

TRACT 3:

50' ingress/egress easement from the parking lot at the south end of Tract 1 to Heil Quaker Boulevard as shown on plat of record recorded 06/17/1986 in Book 6250, page 959 of the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Heil-Quaker Corporation, of record in Book 5206, page 918 and Book 6588, page 493, Register's Office for Davidson County, Tennessee; said Corporation having thereafter changed its name to Whirlpool LaVergne Corporation, by Certificate of Amendment of Certificate of Incorporation of record in Book 7454, page 243, Register's Office for Davidson County, Tennessee; and the said Corporation thereafter having been merged into Whirlpool Corporation, a Delaware corporation, such Certificate of Ownership and Merger being of record in Deed Book 7454, page 246, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to Whirlpool Corporation, a Delaware corporation by Deed of record in Book 7538, page 614, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2014, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6250, page 958, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 6250, page 959, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 4626, page 224, in the Register's Office for Davidson County, Tennessee.

5. Easement granted to Electric Power Board of Nashville and Davidson County of record in Instrument Number 20061012-0126754, in the Register's Office for Davidson County, Tennessee.

6. Any riparian or water rights, public or private easements therein, title or changes in boundary lines from actions of water whether or not shown by the public records.

7. All matters shown on ALTA/ACSM Land Title Survey prepared by Ragan Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee by Ted J. Stevenson II, RLS Number 2136.

    (a) All underground utilities

    (b) All overhead utility lines

    (c) Fence on east side Lot 1 encroaches onto abutting property

    (d) 200' Railroad Right of Way

    (e) Railroad spur or tack encroaches on Parcel 101.00 at Northeast corner

8. The following tenants, as tenants only, with no rights to purchase or acquire the Property: Jack Cooper, Performance Trucking and Penske.