2

WARRANTY DEED

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,223,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/20/18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140059253 DEEDWARR
Recvd: 08/13/14 08:40 3 pgs
Fees:18.00 Taxes:45228.80
20140813-0072905

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Smyrna Ready Mix, LLC	SAME	082100001.00 082100002.00 082100003.00 082090393.00 082090394.00 082090395.00 082090445.00 082090454.00
(NAME) 4472 Hickory Grove Rd.	(NAME)	
(ADDRESS) Murfreesboro, TN 37129	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Metro Ready Mix Concrete, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Smyrna Ready Mix, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT 1:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being lot number 2 as shown on the plan of the W.G. Bush Subdivision, Section two, as of record in Book 5190, page 632, R.O.D.C., Tennessee and more particularly described as follows:

Beginning at a lead plug set at the back of the sidewalk along the Eastern R.O.W. of Second Avenue North, said plug being located south 39 deg. 29' 52" East, a distance of 169.00 feet from the intersection of said R.O.W. of Second Avenue North and the Southern R.O.W. of Madison Street, and proceeding as follows: Leaving said right of way, and with the southern boundary of the W.G. Bush Subdivision, Section one, as of record in Book 5190, page 627, R.O.D.C., North 59 deg. 34' 48" East, a distance of 365.19 feet to a lead plug set in a concrete slab, and being in the West R.O.W. of First Avenue North; Thence, with said R.O.W. of First Avenue North, South 30 deg. 29' 52" East, a distance of 136/29 feet to an iron pin set at the northeast corner of the property conveyed to Higdon Properties by deed of record in Book 4422, page 361, R.O.D.C., Tennessee; Thence, with said line of Higdon Properties, South 59 deg. 38' 25" West, a distance of 182.38 feet to an iron pin; Thence, South 30 deg. 29' 52" East, a distance of 8.05 feet to an iron pin; Thence, with the North line of the property conveyed to the Davidson County Farm Bureau by Deed of record in Book 3995, page 369, R.O.D.C., South 59 deg. 23' 07" West, a distance of 182.81 feet to a lead plug in said back of sidewalk marking the Eastern R.O.W. of Second Avenue North; Thence, with said R.O.W. of Second Avenue North, North 30 deg. 29' 52" West, a distance of 144.77 feet to the beginning

and containing 1.18 acres, more or less.

TRACT 2:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot 66, and all of lots 67, 68, 69, 70 71, 72, and 95 and part of Lots 73 and 94, as shown on the plan of Hugh McGavock's addition to Nashville, as of record in Deed Book 017, page 640, R.O.D.C., Tennessee. Parts of the aforementioned lots having since been resubdivided resulting in attention being directed to the plan of Hugh McGavock's addition as of record in Plat Book 21, page 077, R.O.D.C., and also the William Stewart Plan as recorded in Minute Book "G" page 326, in the Clerk and Master's Office for the Chancery Court of Davidson County, Tennessee, and parts of Adams (or Mill St.) Street and Madison Street as closed by City of Nashville Bill Number 51-95, all as more particularly described as follows:

Beginning at an iron pin set at the intersection of the Eastern R.O.W. of First Ave. North (formerly Front or Water Street) and the former Northern R.O.W. of Madison Street (now closed by City of Nashville Bill No. 51-95), and proceeding as follows: With said R.O.W. of First Ave. North, North 30 deg. 21' 39" West, a distance of 234.75 feet to an iron pin set at the southwest corner of the property conveyed to Swift and Company by deed of record in Book 857, page 285, R.O.D.C.; Thence, leaving said R.O.W., and with said line of Swift and Company, as marked by a chain link fence, North 59 deg. 48' 51" East, a distance of 332.42 feet to an iron pin; Thence, North 76 deg. 33' 51" East, a distance of 83.00 feet, more or less, to a point in the former low water mark of the Cumberland River; Thence, with said low water mark, South 20 deg. 49' 55" East, a distance of 909.24 feet to a point. Being the southeast corner of the tract conveyed to T. L. Herbert and Sons by deed of record in Book 1334, page 094 R.O.D.C., Tennessee; Thence, leaving said low water mark, and with a line marked by the North face of the columns support the Jefferson Street Bridge, South 69 deg. 33' 45" West, passing an iron pin at 136.00 feet a total distance of 265.00 feet to an iron pin set in said East R.O.W. of First Ave. North; Thence, with said R.O.W., North 30 deg. 22' 59" West a distance of 641.44 feet to the beginning and containing 7.00 acres, more or less.

INCLUDED IN THIS CONVEYANCE BUT EXPRESSLY EXCLUDED HEREFROM IS THE FOLLOWING PERMANENT DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

Being part of Lots 66 and 67 as shown on the plan of Hugh McGavock's Addition to Nashville of record in Deed Book 17, page 640 R.O.D.C., Tennessee, andbeing a 30-foot wide permanent drainage easement across the southern portion of the subject property and having a centerline which is described as follows:

Beginning at the southwest corner of the subject property; then running eastwardly along and parallel to the southerly margin of the property and the northerly margin of Jefferson Street 86 feet, more or less, to an angle point; thence with an angle to the left of 11 deg. 20 min., more or less, running 148 feet, more or less, to a point in the west margin of the Cumberland River, said point being located 58 feet, more or less, northwardly from the northerly margin of Jefferson Street, containing 5,425 square feet, more or less.

Being the same property conveyed to Metro Ready Mix Concrete, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed of record in Instrument 20111005-0077352, of the Register's Office of Davidson County, Tennessee.

Tract 3:

BEGINNING at an iron rod situated in the northerly margin of Jefferson Street, said point being the northwesterly corner of the Davidson County Farm Bureau property of record in Deed Book 3995, page 369, R.O.D.C., TN, said point also being the northeast corner of the herein described tract; THENCE, leaving said road, 1.30 degrees 07' 03" W, a distance of 253.89 feet to an iron rod; THENCE, N 59 degrees 38' 25" E, a distance of 182.38 feet to an iron rod situated in the easterly margin of First Avenue North; THENCE, along said road, N 30 degrees 14' 55" E, a distance of 283.36 feet to an iron rod situated in the northerly margin of Jefferson Street; THENCE, along said road, S 68 degrees 47' 41" W, a distance of 185.26 feet to the point of beginning and containing 49,074 square feet or 1.127 acres of land more or less.

Being the same property conveyed to Metro Ready Mix Concrete, Inc., a Tennessee corporation, by Warranty Deed of record in Book 10102, page 141, of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is property is known as: 1st Ave. N., Nashville, TN 37201; 1114, 1115 & 1200 1st Ave. N., Nashville, TN 37201; Adams St., Nashville, TN 37208; and 1136 2nd Ave. N., Nashville, TN 37208.

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 covenants 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 the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. 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 its hand this 11th day of August, 2014.

METRO READY MIX CONCRETE, LLC

BY: _____
Billy Harper, Secretary

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Harper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged himself to be Secretary of Metro Ready Mix Concrete, LLC, the within named bargainor, a Tennessee limited liability company, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 11th day of August, 2014.

Commission expires: 2/20/18

_____
Notary Public

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY