This Instrument Prepared By:

Marshall L. Hix
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20140074831 DEEDWARR
Recvd: 10/03/14 12:55 4 pgs
Fees:23.00 Taxes:4625.00
20141003-0091782

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Kirby Holdings, LLC **3020 Brandau Road** **Hermitage, Tennessee 37076**	**Same**	**085 00 0 043.00**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Trinity Steel Corporation, a Tennessee corporation (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey unto Kirby Holdings LLC, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land (the "Property") located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Stones River Industrial Site, of record in Plat Book 5200, Page 339, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at an iron rod set in the northwesterly margin of Brandau Road, said iron rod being the southeast corner of Lot 1 of the above-mentioned subdivision and the southwest corner of the herein described Lot 2; thence, with the line between Lot 1 and Lot 2 of the said subdivision, N 52 deg. 58 min. 26 sec. W, 618.64 feet to an iron rod in the southerly margin of a right-of-way owned by C.S.X. Railroad; thence, with said right-of-way and the northwesterly line of Lot 2 along a curve to right having a radius of 1,551.27 feet, a distance of 31.60 feet to a point; thence, N 55 deg. 55 min. 02 sec. E, 609.30 feet to an iron rod; thence, with the line between Lot 2 and Lot 3 of said subdivision, S 52 deg. 58 min. 58 sec. E, 411.14 feet to an iron rod in the northwesterly margin of Brandau Road; thence, with said margin, S

36 deg. 59 min. 56 sec. W, 606.54 feet to the point of beginning, and containing 312.378 square feet (7.17 acres more or less) according to a survey by R. Scot Cherry R.L.S. TN #1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204 dated September 29, 2014.

Being the same property conveyed to Trinity Steel Corporation by Warranty Deed dated February 19, 1992, from Allen Iron and Steel Corporation of record in Book 8554, page 235, Register's Office for Davidson County, Tennessee.

This is improved property known as 3020 Brandau Road, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as to the following:

- Subject to all matters on the Plan of record in Plat Book 5200, Page 339, Register's Office for Davidson County, Tennessee.
- Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5758, Page 855, Register's Office for Davidson County, Tennessee.
- Water line Agreement of record in Book 6574, Page 686, and amended of record in Book 8561, Page 985, Register's Office for Davidson County, Tennessee.
- Cell Phone Tower Lease Agreement of record in Instrument No. 20011101-0119395, Register's Office for Davidson County, Tennessee.
- Easement, if any, for the chartered right-of-way of the L & N Railroad.
- Any rights of L & N Railroad, its successors, and or assigns in and to the full extent of its charter.
- Railroad spur line and track according to survey by Joseph C. McConnell, MEC, Inc., Tennessee License No. 992, dated February 7, 1992.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 30 day of October, 2014.

GRANTOR:

TRINITY STEEL CORPORATION

By: _____
Mark Bobo
Its: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the state and county aforesaid, Mark Bobo, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Trinity Steel Corporation, the Grantor herein, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 30 day of October, 2014.

_____
NOTARY PUBLIC

My Commission Expires:
8/23/2016

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,250,000.00.

David Belt
AFFIANT

Subscribed and sworn to before me, this 3rd day of October, 2014.

NOTARY PUBLIC

My Commission Expires:
9/23/2016

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2016

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