Davidson County DEEDWARR
Recvd: 02/25/15 10:25 5 pgs
Fees:28.00 Taxes:7400.00
20150225-0016079

This instrument prepared by:
RLF I-A SPE, LLC
201 West Street, Suite 200
Annapolis, MD 21401

WARRANTY DEED

Address of New Owners and Send Tax Bills to:

ADS Investments LLC, a North Carolina limited liability company
300 South Wesleyan Boulevard, Suite 202
Rocky Mount, North Carolina 27804

Map No. 80
Parcel Nos. 18.00 and 54.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, RLF I-A SPE, LLC, a Delaware limited liability company, Grantor, has this day bargained and sold, and does hereby transfer and convey unto ADS Investments LLC, a North Carolina limited liability company, of Suite 202, 300 South Wesleyan Boulevard, Rocky Mount, North Carolina 27804, Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Stewarts Lane Business Park, as shown on plat of record in Plat Book 7900, page 825, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
Being the same property conveyed to Maersk Inc., a New York corporation, by deed of record in Instrument No. 20120910-0081652, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Grantor by deed of record in Instrument No. 20140226-0016277, Register's Office for Davidson County, Tennessee.

Tract II:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Stewarts Lane Business Park, as shown on plat of record in Plat Book 7900, page 825, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to Maersk, Inc., a New York corporation in Instrument No. 201305030044730, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Grantor by deed of record in Instrument No. 20140226-0016277, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interests thereto belonging, to the Grantee its successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered, except for those encumbrances set forth in Exhibit A attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, its successors, heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever 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 our hand this 24th day of February, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RLF I-A SPE, LLC, a
Delaware limited liability company

By: _____
Name: Ed Brickley
Its: Senior Vice President

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

Before me, Tracie B. Bodnar, a Notary Public of the State and County aforesaid, personally appeared Ed Brickley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Senior Vice President of RLF I-A SPE, LLC, a Delaware limited liability company, the within named bargainor, and that Ed Brickley, acting in such capacity and being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing on behalf of the limited liability company.

Witness my hand and official seal at Maryland, this 20th day of February, 2015.

Tracie B. Bodnar
Notary Public

My Commission Expires:

TRACIE B. BODNAR
Notary Public-Maryland
Anne Arundel County
My Commission Expires
June 03, 2018

STATE OF ILLINOIS
COUNTY OF COOK

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.

Affiant

Subscribed and sworn to before me this 25th day of February, 2015.

Notary Public

My commission expires: 7/8/17
(affix stamp/seal)

OFFICIAL SEAL
LINDA TYRRELL
Notary Public - State of Illinois
My Commission Expires Jul 8, 2017

OFFICIAL SEAL
LINDA TYRRELL
Notary Public - State of Illinois
My Commission Expires Jul 8, 2017

EXHIBIT A

ENCUMBRANCES:

1. Taxes for the year 2015 and subsequent, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 825, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument Number 200012200124522, said Register's Office.

4. Rights of Bridge Terminal Transport Services, Inc., a Delaware corporation, as Lessee under Lease Agreement dated September 1, 2013, the term of which, unless terminated earlier, will expire on August 31, 2023, subject to a right to extend for one five-year term expiring August 31, 2028.

5. Rights of PAL TRAILER LEASING, as Licensee, under License Agreement dated March 1, 2014, the term of which ends March 1, 2015, unless terminated earlier by agreement of the parties.

6. Such matters as are shown on the plat of the property designated "ALTA/ACSM LAND TITLE SURVEY OF BRIDGE TERMINAL TRANSPORT, 3737 STEWARTS LANE, DAVIDSON COUNTY, NASHVILLE, TENNESSEE" dated February 25, 2014 prepared by American Surveying & Mapping Inc.:

    a. The chainlink fence with the electric fence along the north and west property lines encroaches onto the adjacent property by a maximum of 4.0′

True Copy Certification

I, Gerald J. Castro, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IL

County of Cook

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/6/2017
Notary' Seal (if on paper)

"OFFICIAL SEAL"
Mary Beth Stamos
Notary Public, State of Illinois
My Commission Expires 2/6/2017