BILL GARRETT, Davidson County
Trans:T20150085479 DEEDQC
Recvd: 10/07/15 10:37 6 pgs
Fees:32.00 Taxes:0.00
20151007-0102228

This Instrument Prepared By and After Recording Should Be Returned To:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

# QUITCLAIM DEED

| Address New Owner(s): | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| Southern Recycling, LLC<br>1840 Linder Industrial Drive<br>Nashville, Tennessee 37209<br>Attn: John Fellonneau | Same | 080-00-0 065.00<br>080-00-0 066.00<br>080-00-0 064.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **METAL MANAGEMENT NASHVILLE, LLC**, a Delaware limited liability company (hereinafter "Grantor"), does hereby quitclaim and convey unto **SOUTHERN RECYCLING, LLC**, a Delaware limited liability company ("Grantee"), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "Property")

This is improved property known as 1840 Linder Industrial Drive, Nashville, Tennessee 37209-1108. The Property is conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 2ND day of October, 2015.

GRANTOR:

**METAL MANAGEMENT NASHVILLE, LLC**

By: _____

Print Name: JOHN M. FELLONNEAU, JR.

Title: VICE-PRESIDENT

**STATE OF KENTUCKY )**
**COUNTY OF WARREN )**

**The actual consideration for this transfer is $ -0-.**

**SOUTHERN RECYCLING, LLC**

**By:** _____
President

**Subscribed and sworn to before me, this 2nd day of October, 2015.**

_____
**NOTARY PUBLIC**

**My Commission Expires:**

11-29-2015

*The preparer of this Quitclaim Deed has done so in furtherance of Grantor's name change to Grantee and has not performed a title search or reviewed a survey or restrictive covenants, etc. for purposes of the conveyance.

STATE OF KENTUCKY )
COUNTY OF WARREN )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Fellonneau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Metal Management Nashville, LLC, the within-named Grantor, a Delaware limited liability company, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of Metal Management Nashville, LLC by himself as such Vice President.

Witness my hand and seal at office in the aforesaid state and county, this 2nd day of October, 2015.

Sherry L. Mansfield
Notary Public

My Commission Expires:
11-29-2015



## EXHIBIT A

## REAL PROPERTY DESCRIPTION

**Tract 1**:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on Linder Industrial Drive, east of Centennial Boulevard, being Lot No. 4 of LaRoche Industrial Park of record in Plat Book 7900, page 128, Register's Office for Davidson County, Tennessee, and a portion of 61st Avenue, North closed by Metro Nashville Council Bill No. 2003-1414, and being more particularly described according to a survey made by Barge Waggoner Sumner & Cannon, Inc., William C. Cockrill, RLS No. 1401, dated June 23, 2004, File No. 31225-00, as follows:

Beginning at a point in the northerly terminus of Linder Industrial Drive at the common corner of Lots 3 and 4;

Thence, with the common line of Lots 3 and 4, N 08° 08' 46" W, 70.00 feet to a point;

Thence N 36° 16' 39" E, 740.26 feet to a point in the low water of Cumberland River;

Thence, with said low water, S 43° 57' 04" E, 290.77 feet to a point in the centerline of abandoned 61st Avenue, North;

Thence, leaving the river with said centerline; S 06° 07' 40" E, 454.55 feet to a point;

Thence, leaving said centerline and partially with the common line of Lots 4 and 5, S 86° 43' 37" W, 625.91 feet to a point in the easterly margin of Linder Industrial Drive;

Thence, with said margin and a curve concave to the west having a central angle of 76° 23' 26", a radius of 50.00 feet and a chord of N 59° 57' 09" W, 61.84 feet for an arc length of 66.67 feet to the Point of Beginning;

Containing 293,752 square feet or 6.74 acres, more or less.

Together with an easement appurtenant to the above described property for construction, use and maintenance of a railroad spur track, as contained in the deed of record in Book 7998, page 14, said Register's Office, over and upon the real property described below:

Being a forty-four foot wide railroad easement in the First Civil District of Nashville, Davidson County, Tennessee, crossing the easterly portion of Parcel No. 1 as conveyed to LaRoche Industries, Inc., of record in Book 6866, Page 493, said Register's Office, the centerline of said easement being more particularly described as follows:

Beginning at a point in the northerly margin of the CSX Transportation Railroad, said point being N 51° 12' 02" W, 32.63 feet from the easterly margin of Sixty-First Avenue North (unimproved);

Thence leaving said margin with a curve to the right 212.92 feet to a point, said curve having a central angle of 25° 30' 14", a radius of 478.34 feet and a chord of N 18° 52' 47" W, 211.17 feet;

Thence, N 06° 07' 40" W, 413.40 feet to a point being the terminus of the herein described easement.

**Tract 2**:

Certain tracts or parcels of land situated within Davidson County, Tennessee, and being described as follows:

Being two parcels of land in the First Civil District of Nashville, Davidson County, Tennessee, located on Linder Industrial Drive east of Centennial Boulevard being Lots 2 and 3 of LaRoche Industrial Park of record in Plat Book 7900, page 128, Register's Office for Davidson County, and being more particularly described as follows:

BEGINNING at a concrete monument at the Intersection of the northerly margin of CSX Transportation and the west margin of Linder Industrial Drive, being the southeast corner of Lot No. 2;

THENCE, with the northerly margin of said railroad and a curve concave to the north having a central angle of 80° 45' 04", a radius of 654.46 feet and a chord of N 57° 46' 14" W, 847.91 feet for an arc length of 922.38 feet to a concrete monument in the east line of State of Tennessee of record in Book 9460, page 293, said Register's Office;

THENCE, leaving said railroad with said State property, N 41° 09' 45" E, 1,249.77 feet to a point in the low water of Cumberland River;

THENCE, with said low water, S 43° 57' 04" E, 455.51 feet to a point at the northeast corner of Lot No. 3;

THENCE, leaving said river, with the common line between Lots 3 and 4, S 36° 16' 39" W, 740.26 feet to a point;

THENCE, S 08° 08' 46" E, 70.00 feet to an iron pin in the northerly terminus of Linder Industrial Drive;

THENCE, with said terminus and a curve concave to the south having a central angle of 89° 59' 52", a radius of 50.00 feet and a chord of S 36° 51' 16" W, 70.71 feet for an arc length of 78.54 feet to a point at the northeast corner of Lot 2;

THENCE, with the west margin of said Drive, S 08° 08' 46" E, 346.00 feet to the Point of Beginning;

Containing 736,230 square feet or 16.90 acres, more or less.

Tracts 1 and 2 being the same property conveyed to Southern Recycling Secondary Fibers, Inc., a Kentucky corporation, by Quitclaim Deed from Houchens Investments, Inc., a Kentucky

corporation, of record as Instrument No. 20040930-0117790, Register's Office for Davidson County, Tennessee. This description is based on a survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., dated June 23, 2004 (William C. Cockrill, Registered Land Surveyor, Registration No. 1401), File No. 31225-00.

Being the same property conveyed to Grantor from Southern Recycling Secondary Fibers, Inc. by Special Warranty Deed of record at Instrument No. 20050201-0011915, Register's Office for Davidson County, Tennessee.