This Instrument prepared by:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

Davidson County DEEDWARRSP
Recvd: 04/18/16 14:54 8 pgs
Fees:43.00 Taxes:7061.67
20160418-0037306

ADDRESS NEW OWNER:
Airport Logistics, LLC
1508 Elm Hill Pike, Suite 100
Nashville, Tennessee 37210

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 135, Parcels 132, 141 & 142
Map 121, Parcels 137 & 266

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **AIRPORT LAND COMPANY, L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **AIRPORT LOGISTICS, LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference (the "Property").

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference (the "Permitted Encumbrances"). Grantor does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except for the Permitted Encumbrances.

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, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 12TH day of April, 2016.

AIRPORT LAND COMPANY, L.P.

By: 222 Properties, Inc., General Partner

By: _____

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Michael A. Hartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of 222 Properties, Inc., a Tennessee corporation, the general partner of AIRPORT LAND COMPANY, L.P., a Tennessee limited partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of April, 2016.

_____
Notary Public

ROBERT E. LEHMING, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 03/07/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$1,906,280.00~~ 1,908,560.00.

_____
Affiant

Subscribed and sworn to before me this 12th day of April, 2016.

_____
Notary Public

PAMELA G. NASH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: My Commission Expires August 20, 2019

EXHIBIT A

Parcel 1:

Land in Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Registered Engineer, dated December 16, 1968, as follows:

BEGINNING in the center of Old Murfreesboro Pike, at the southwesterly corner of the property conveyed to James R. McNutt and wife, by deed from Albert Williams and wife, as of record in Book 3369, page 345, Register's Office for said County; thence with the center of the Pike, North 56 degrees 16' 30" West 266.17 feet; thence with the center of the Pike with a curve radius of 954.93 feet, a distance of 258.33 feet; continuing with the center of the Pike, North 71 deg. 45' West 648.98 feet to the center intersection of said Pike and said Lane; thence with the center of the Lane, North 0 degrees 22' 07" West 868.68 feet; thence leaving said Lane, and along a fence North 88 degrees 53' East 432.68 feet to a corner post; continuing with another fence, North 7 deg. 24' West 1053.08 feet to a corner post; continuing with another fence North 87 degrees 38' 41" East 1618.97 feet to a corner post; thence with another fence, South 73 deg, 01' 40" West 637.24 feet to a corner post; thence South 37 degrees 16' 15" East 436.49 feet to a post; thence South 16 deg. 42' 07" East 105.08 feet to a post; thence South 13 deg. 59' 22" West 168.98 feet to a corner post; thence South 31 degrees 58' West 58.08 feet to a corner post; thence South 2 degrees 04' 59" West 322.14 feet to a corner post; thence South 44 degrees 34' 06" West 391.30 feet to a corner near a 36-inch hackberry; thence with South 39 deg. 52' 27" West 156.73 feet to a corner of the James R. McNutt property; thence along his north line North 56 deg. 16' 30" West 160 feet; thence South 39 deg. 52' 27" West 626 feet along his westerly line to the center of Old Murfreesboro Pike, to the point of beginning, containing 82.97 acres, more or less.

LESS AND EXCEPT THEREFROM THE FOLLOWING:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee lying on the north side of Old Murfreesboro Road and East of McCrory Creek Road, described according to a survey and drawing by Willie J. Meador, Registered Land Surveyor, dated March 29, 1983, as follows:

Beginning at an iron pin in the center of an old lane and in the North right-of-way of Old Murfreesboro Pike and 989.2 feet East of the centerline of McCrory Creek Road; thence North 2 deg. 01' 11" East with the center of lane 836.02 feet to a point; thence South 88 deg. 66' 33" East a distance of 430.79 feet to a corner fence post; thence North 5 deg. 16' 31" West a distance of 1052.29 feet to a 12" hackberry tree; thence 88 deg, 13' 40" East a distance of 870.00 feet to an iron pin; thence South 21 deg. 09' 05" West a distance of 1817.52 feet to an iron pin in a fence line on a west side of driveway; thence South 66 deg. 16' 03" West a distance of 420.00 feet with fence to an iron pin on the North Right-of-Way of Old Murfreesboro Pike; thence North 69 deg. 41' 13" West a distance of 247.41 feet to an iron pin, the point of beginning, containing 27.56 acres, more or less, and being the same property conveyed to Metropolitan Nashville Airport Authority by deed from Airport Land Company, L.P. of record in Book 6042, page 898, Register's Office for Davidson County, Tennessee.

Beginning at the point of intersection of the existing northeast margin of Old Murfreesboro Road and the southeast boundary of the Metropolitan Nashville Airport Authority property; thence with said boundary North 60 degrees 16 minutes 21 seconds east 420.11 feet to a point; thence with the existing southeast margin of State Route 255 northeasterly 1,818 feet, more or less, to a point; thence with the south boundary of the State of Tennessee property south 83 degrees 10 minutes 22 seconds east 141.82 feet to a point; thence with the proposed east margin of State Route 255 (1) south 16 degrees 09 minutes 57 seconds west 385.92 feet, (2) south 34 degrees 02 minutes 21 seconds west 207.42 feet, (3) south 10 degrees 02 minutes 07 seconds west 452.11 feet, (4) south 29 degrees 24 minutes 39 seconds west 381.03 feet, (5) south 00 degrees 56 minutes 28 seconds west 129.14 feet, (6) south 11 degrees 28 minutes 08 seconds west 448.17 feet, (7) south 05 degrees 34 minutes 58 seconds west 341.01 feet to a point; thence with said existing margin of Old Murfreesboro Road, northwesterly 803 feet, more or less, to the point of beginning and containing 15.832 acres and being the same property conveyed to the State of Tennessee by deed from Airport Land Company, L.P. of record in Book 8806, page 964, Register's Office for Davidson County, Tennessee.

Parcel 2:

Three tracts of land in the 2nd, formerly 5th, Civil District of Davidson County, Tennessee and described as follows:

First Tract: Beginning at Anderson's southeast corner of R. H. Shearin's west boundary line, being the northeast corner of our original tract; thence with said Anderson's south boundary line, North 88 deg. West 40 poles to a stone with a Walnut pointer; thence South 15½ degrees West 38.12 poles to a stone; thence South 35 degrees East 26.12 poles to a stone; thence South 14½ degrees East 6.40 poles to a stone; thence South 3 degrees West 10.66 poles to a stone in Robert Horton's north boundary line 35 feet easterly from his northwest corner; thence with said Horton's north line, South 87½ degrees East 33.81 poles to our original southeast corner; thence with our east boundary line, North 75.15 poles to the beginning (this last line being called 67 poles in old deeds), containing according to a survey made October 20, 1908, by W. H. Lyle, 19.46 acres.

Second Tract: Being Lot No. 1 on the plan of the James Reynolds Estate, as registered in Book 2, page 50, of the Chancery Court for said County, containing 44 acres and bounded on the south by the lands of C. W. Conds, on the west by C. B. Harwood, on the north by the lands of Mrs. Mary Reynolds, on the east by the County Road.

Third Tract: Beginning at a stone, the northwest corner of Reynolds Land; running South 88 degrees East 83.72 poles to a stake; thence North 6 degrees West 18.78 poles to a double persimmon tree; thence continuing North 3 degrees West 44.24 poles to a honey locust in Ferris' line; thence North 81 degrees West 66.55 poles to a stone, Ferris' corner; thence continuing North 86 degrees West 10.72 poles to a stone, Ferris and Anderson's corner; thence South 2 degrees West 71.21 poles to the beginning, containing 33.46 acres by survey of E.R. Southgate, December 29, 1911.

Also a parcel of land beginning at the southeast corner of the above tract; thence South 8¼ degrees West 126 feet to a stake on margin of a county road; thence with the northwest margin of said road;

North 31½ degrees East 52 feet to a stake; thence North 6 degrees West 80 feet to the beginning, containing 3/100 of an acre by same survey as above, less that part taken by the County for road.

Parcel 3:

A tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Alley and Brown, Consulting Engineers, September 2, 1969, revised June 10, 1971, as follows:

Beginning at a point in the northerly margin of Old Murfreesboro Road, Spanos' southwest corner; thence with said margin of Old Murfreesboro Road, North 55 deg. 05' West 363.97 feet to a point, Merriweathers' corner; thence with Merriweathers' easterly line North 22 deg. 37' East, 305.08 feet to a point; thence with Merriweathers' northerly line North 62 degrees 45' West 152.73 feet to a point;

thence North 34 degrees 21' West 40.76 feet to a point; thence North 47 degrees 15' West 222.36 feet to a point; thence North 9 degrees 11' West 146.14 feet to a point;

thence North 16 degrees 03' West 95.88 feet to a point; thence North 30 degrees 05' East 12.59 feet to a point; thence North 25 degrees 08' West 486.07 feet to a point; thence North 45 degrees 40' East 391.79 feet to a point; thence North 4 degrees 03' East 335.04 feet to a point;

thence North 41 degrees 19' East 45.80 feet to a point; thence South 89 degrees 47' East 745.56 feet to a point; thence South 3 degrees 11' West 369.08 feet to a point;

thence South 14 degrees 56' West 106.41 feet to a point; thence South 1 degree 46' West 143.10 feet to a point; thence South 88 degrees 24' East 642.77 feet to a point in the westerly margin of Reynolds Road; thence with said margin of said Road, North 15 degrees 00' West 302.05 feet to a point and continuing with said margin of said Road, South 8 degrees 00' West 768.50 feet to a point; thence leaving said Reynolds Road; North 67 degrees 17' West along Spano's northerly line, 792.37 feet to a point; thence with Spano's westerly line, South 0 degrees 02' West 693.67 feet to the point of beginning, containing 43.179 acres, more or less.

INCLUDED in the above described property but EXCLUDED therefrom is the following parcel of land:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Old Murfreesboro Road and the easterly margin of proposed Harding Place and being more particularly described as follows:

Beginning at an iron pin at the intersection of the northerly margin of Old Murfreesboro Road and the easterly margin of proposed Harding Place; thence, leaving Old Murfreesboro Road with the easterly margin of proposed Harding Place, N 05 deg. 34' 58" E, 341.01 feet to an iron pin; thence, N 11 deg. 28' 08" E, 448.17 feet to an iron pin; thence, N 00 deg. 56' 28" E, 129.14 feet to an iron pin; thence, leaving said Harding Place and severing subject property, S 38 deg. 12' 29" E, 731.52

feet to an iron pin; thence, with the north line of James R. McNutt of record in Deed Book 3369, page 345, Register's Office for Davidson County, Tennessee, S 47 deg. 30' 41" W, 633.63 feet to an iron pin in the northerly margin of Old Murfreesboro Road; thence, with said margin N 49 deg. 04' 15" W, 145.09 feet to the point of beginning, containing 287,545 square feet or 6.60 acres, more or less, described according to the Boundary and Topographic Survey, dated April 3, 2000, last revised April 27, 2000, prepared by William C. Cockrill, Tennessee No. 1401, Crawford Land Surveyors, P.C., 1929 21st Avenue, South, Nashville, Tennessee 37212, Drawing No. 20054(E), and being the same property conveyed to South Holding, Inc. by deed from Airport Land Company, L.P. of record in Instrument No. 200007030065578, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED in the above described property, but EXCLUDED therefrom is property vested in the State of Tennessee by Consent Judgment and Final Decree filed for record in Instrument No. 20071011-0120794, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Airport Land Company, L.P., formerly known as Airport Associates, Ltd., a Tennessee limited partnership, by deed from Russell Glen Clanton of record in Book 10215, page 768, as re-recorded in Instrument No. 200004070035220, and as further re-recorded as Instrument No. 200004130037341, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes for 2016, a lien, not yet due and payable, which have been estimated and prorated between the parties and shall be paid by Grantee.

2. Restrictive covenants contained in instrument, of record in Book 10215, page 768, as re-recorded as Instrument No. 200004070035220, and as further re-recorded as Instrument No. 200004130037341, Register's Office for Davidson County, Tennessee.

3. Avigation Easement of record in Book 6042, page 901, said Register's Office.

4. Easements granted by Consent Judgment and Final Decree of record as Instrument No. 200710110120794, said Register's Office.

5. Easements to Tennessee Power Company of record in Book 437, page 3 and in Book 437, page 4, said Register's Office.

6. Right of Way Easement of record in Book 3468, page 64 and in Book 3670, page 479, as amended by Amendment to Easement in Book 4336, page 972, as further amended by Second Amended Right of Way Easement of record in Book 4590, page 251, and Right of Way Easement in Book 4582, page 22, said Register's Office.

7. Easement(s) of record in Book 1229, page 348, and in Book 1260, page 346, said Register's Office.

8. That portion of the land embraced within the bounds of any public road or thoroughfare.

9. All matters shown on the ALTA/ACSM Land Title Survey, dated March 3, 2015, last revised April 12, 2016, prepared by J. Alan Cummings, Tennessee No. 2351, Crawford & Cummings, P.C., 1929 21st Avenue, South, Nashville, Tennessee 37212, Job No. 15-013.

True Copy Certification

I, Jay H. Smith 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Denise C. Allis Wilburn, a notary public for this county and state, Jay H. Smith, 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: 9-10-18

Notary Seal:

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018