Davidson County DEEDWARRSP
Recvd: 11/02/16 12:28 8 pgs
Fees:43.00 Taxes:29970.00
20161102-0115904

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Owner:	MAP-PARCEL NUMBERS
		082060072.00
600 Cowan LP, a Tennessee limited partnership	600 Cowan LP, a Tennessee limited partnership	
6 East Monroe, Suite 300 Chicago, IL 60603	6 East Monroe, Suite 300 Chicago, IL 60603	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 31st **day of** October, **2016, by and between Cargill, Incorporated, 15407 McGinty Road West, Wayzata, MN 55391 party of the first part, and 600 Cowan LP party of the second part.**

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

SEE EXHIBIT "A" ATTACHED

Being a portion of the same property conveyed to the grantor herein by Warranty Deed recorded in instrument recorded in Book 6096, page 851, in the Register's Office of Davidson County, Tennessee,
Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same and that the same is unencumbered except for those encumbrances set forth on Exhibit B attached hereto; that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through and under party of the first part, but not further or otherwise.

The word "party" as used herein will mean "parties" if it refers to more than one

NES-775304-MPLS

person or entity, and pronouns will be construed according to their proper gender and number according to the context hereof.

This is improved property known as 600 Cowan Avenue, Nashville, TN.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

CARGILL, INCORPORATED

BY: Rick Dgh
ITS: Vice President

****

STATE OF Minnesota
COUNTY OF Hennepin

Before me, Debrah W. Genellie **, a Notary Public of said State and County aforesaid, personally, appeared** Rick Dougherty **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself (or herself) to be the** Vice President **of** Cargill, Incorporated **, the within named bargainor, a corporation, and that he as such** Vice President **, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as**

WITNESS my hand and seal, this 27th **day of** October **, 2016.**

Debrah W. Genellie
Notary Public

My commission expires: 1/31/2020

DEBRAH W GENELLIE
Notary Public
State of Minnesota
My Commission Expires
January 31, 2020

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,100,000.00, which amount is equal to or greater than the amount of which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this 27th day of October, 2016.

Notary Public Debrah W Genellie

My commission expires: 1/31/2020

DEBRAH W GENELLIE
Notary Public
State of Minnesota
My Commission Expires
January 31, 2020

****

Property Address: 600 Cowan Street, Nashville, TN

RETURN DOCUMENT TO:

Seyfarth Shaw LLP
131 South Dearborn Street, Suite 3100
Chicago, Illinois 60603
Attention: Jay A. Gitles

THIS INSTRUMENT PREPARED BY:

Attn. Metals Lawyer
Cargill, Incorporated Law Dept
15407 McGinty Road West
Wayzata, MN 55391

(12882344)

EXHIBIT A Legal Description

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:
Tract I

Being land in Davidson County, Tennessee, being known as Lot 2 on the Resubdivision of Cowan Industrial Park Section 4 & Lot 3 Cowan Industrial Park Section 6, of record in Instrument No. 200907280070733, in the Register's Office for Davidson County, Tennessee, as to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Cargill, Incorporated by deed of record in Book 6096, page 851, in the Register's Office for Davidson County, Tennessee.

Tract II

TOGETHER WITH EASEMENT RIGHTS BENEFITING THE PROPERTY IN ACCESS EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 200908240079327, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B [to Form of Deed]

(a) applicable zoning, subdivision, building and other land use laws and regulations;
(b) ;
(b) all matters, whether or not of record, that arise out of the actions of Purchaser or its agents, representatives or contractors;
(c) the lien of real estate taxes and assessments not yet due and payable;
(d) See attached list of permitted exceptions.

LIST OF PERMITTED EXCEPTIONS

1. All matters shown on the plat of record in Book 5210, Page 165 and Instrument No. 200907280070733, in the Register's Office for Davidson County, Tennessee.

2. Flowage Easement Deed of record in Book 2155, pages 341, 351 and 479, in the Register's Office for Davidson County, Tennessee.

3. Easement granted of record in Book 2245, page 167, in the Register's Office for Davidson County, Tennessee.

4. Easement for interceptor sewer of record in Book 2297, page 189, in the Register's Office for Davidson County, Tennessee, and easement and agreement in Exception to Easement of record in Book 4016, page 851, in said Register's Office.

5. Railroad Easement granted to Mitchell Steel Co. of record in Book 4107, page 838, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5170, page 845, in the Register's Office for Davidson County, Tennessee.

7. Sanitary Sewer easement of record in Book 5984, page 851, in the Register's Office for Davidson County, Tennessee.

8. Railroad Easement(s) reserved in Book 5984, page 851, in the Register's Office for Davidson County, Tennessee.

9. Covenants contained in deed of record in Book 5984, page 851, in the Register's Office for Davidson County, Tennessee.

10. Access Easement Agreement of record in Instrument No. 200908240079327, in the Register's Office for Davidson County, Tennessee.

11. Rights of the Railroad Company to expand its right of way to its full charter width.

12. Location of railroad tracts onto subject property and the rights of the railroad company servicing the railroad siding located on the insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof.

13. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

14. Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.

15. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

16. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland River.

17. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NPS survey made BWSC | Barge, Waggoner, Sumner & Cannon, Inc. on February 17, 2016, last revised October 24, 2016, designated File No. 3284403:

a. Sewer easement in Book 2297, page 189 appears to run through the easterly portion of the building;

b. Fence near a portion of the northerly boundary does not correspond to the northerly property line;

c. Fence and gates near the southerly boundary, do not correspond to the southerly property line;

d. Propane tank located in floodway buffer zone;

e. No curb cuts shown, nor access indicated to Cowan Street.

18. Terms, conditions and restrictions as set forth in Notice of Land Use Restrictions recorded October 27, 2016, as Instrument No. 20161027-0113748.

True Copy Certification

I, Laurie Ingberg, 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.

Laurie Ingberg
Signature

State of Minnesota

County of Hennepin

Personally appeared before me, Linda M Terry,, a notary public for this county and state, Laurie Ingberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda M. Terry
Notary's Signature

My Commission Expires: 1/31/2021
Notary' Seal (if on paper)

