BILL GARRETT, Davidson County
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Fees:23.00 Taxes:9250.00
20161205-0127433

Prepared By:
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Holmgren Johnson: Mitchell Madden, LLP
13800 Montfort Drive, Suite 160
Dallas, Texas 75240

Please send tax notices to:
Metgate, LLC
c/o Jesse Waldman
779 McMurry Blvd., Ste. E
Hartsville, Tennessee 37074-2041

Tax Map and Parcel No.:
081 04 0 239.00
Vacant Commercial Land

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 21st day of November, 2016 by KELLY LOT DEVELOPMENT, INC., a Nevada Corporation (the "Grantor"), to METGATE, LLC, a Tennessee limited liability company, whose address is 779 McMurry Boulevard, Suite E Hartsville, Tennessee 37074-2041 (the "Grantee"):

WITNESSETH: That Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby grants and conveys to Grantee that certain land situated in Davidson County, Tennessee more particularly described in **Exhibit "A"** attached hereto and by referenced made a part hereof (the "Property"), subject to all easements, restrictions, other matters of record, and all matters that would be disclosed by a current and accurate ALTA/ACSM Land Title survey of the Property, prepared and certified on or about the date of this Deed.

Grantor covenants that Grantor is seized and possessed of Property, and has a right to convey it, and Grantor warrants the title against all persons claiming under Grantor, but against none other.

Remainder of the page left intentionally blank

IN TESTIMONY WHEREOF I have hereunto set my hand this 15th day of November, 2016.

KELLY LOT DEVELOPMENT, INC.
a Nevada corporation

By: _____
Steven A. Shelley
Vice President and Secretary

STATE OF TEXAS)
)
COUNTY OF DALLAS)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared STEVEN A. SHELLEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to the Vice President and Secretary of KELLY LOT DEVELOPMENT, INC., the within named Grantor, and that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as an officer.

Witness my hand and seal this 15th day of November, 2016.

BRANDI NICHOLE SMITH
Notary Public, State of Texas
Comm. Expires 06-21-2020
Notary ID 130708983

_____
Notary Public
My commission expires: 06/21/2020

Statement of Consideration

STATE OF TEXAS)
)
COUNTY OF DALLAS)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $2,500,000.00.

_____
Steven A. Shelley, in his capacity as
Vice President and Secretary of
Kelly Lot Development, Inc.

Subscribed and sworn before me by this the 15th day of November, 2016.

BRANDI NICHOLE SMITH
Notary Public, State of Texas
Comm. Expires 06-21-2020
Notary ID 130708983

_____
Notary Public
My commission expires: 06/21/2020

Exhibit A
Property Description

Being a tract of land situated in the 1st Civil District of Davidson County, Tennessee. North of Dominican Drive, South of Ponder Place, East of and adjacent to Athens Way, West of Metro Center Boulevard, being known as Lot 2 of the Re-subdivision of Lot 2 and Lot 5 of Metrocenter Tract 22, of record in Instrument # 20051206-0146632 at the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin (a ½" rebar), in the east right-of-way of Athens Way, 60 foot right-of-way), said pin being the southwest corner of the Car Son Mas Tn L.L.C. property (Inst. #20020429-0052258), said pin also being the northwest corner of the herein tract described, said pin also being located South 0 degrees 23 minutes West for a distance of 126.0 feet from the intersection of the center lines of said Athens Way and Ponder Place;

THENCE leaving said right-of-way and with the southwest line of said Car Son property, South 58 degrees 31 minutes 38 seconds East for the distance of 617.79 feet to an existing iron pin (a ½" rebar), said pin being the southeast corner of said Car Son property, said pin also being the southwest corner of the BR Foods, L.L.C. property (Instrument #20050516-0055024);

THENCE, leaving said Car Son property and with the south line of said BR Foods property, South 68 degrees 14 minutes 42 seconds East for a distance of 254.42 feet to a new iron pin set, said pin being the southeast corner of said BR Foods property, said pin also being the southwest corner of the Golden Arc, LTD. property (Instrument #2005122-00152697), said pin also being the northeast corner of the herein tract described, said pin also being located South 14 degrees 54 minutes 57 seconds West for a distance of 154.01 feet from an existing capped pin stamped BWSC in the right-of-way of Vantage Way Court;

THENCE leaving said BR Foods property and with the west line of said Golden Arc property, South 14 degrees 54 minutes 57 seconds West for a distance of 117.52 feet to an existing capped pin stamped BWSC in the north line of the Aladdin Industries BV property (Book 11312, page 348), said pin being the southwest corner of said Golden Arc property;

THENCE leaving said Golden Arc property and with the north line of said Aladdin property, South 79 degrees 37 minutes 44 seconds West for a distance of 95.99 feet to an existing iron pin (a ¾" rebar);

THENCE continuing with said north line, South 75 degrees 12 minutes 58 seconds West for a distance of 125.17 feet to an existing concrete monument with tablet, said monument being the northwest corner of said Aladdin property;

THENCE with the west line of said Aladdin property, South 15 degrees 12 minutes 34 seconds East for a distance of 85.36 feet to an existing concrete monument with tablet;

THENCE continuing with said west line South 28 degrees 55 minutes 00 seconds West for a distance of 114.92 feet to an existing iron pin in concrete (a 3/8" rebar), in the northeast right-of-way of said Athens Way, said pin being the southeast corner of the herein tract described;

THENCE leaving said Aladdin property and with said northwest right-of-way, on a curve to the left, having a Radius of 761.85 feet, a Delta of 09 degrees 48 minutes 35 seconds, an Arc length of 130.44 feet and being subtended by a Chord Bearing and Distance of North 45 degrees 10 minutes 49 seconds West for a distance of 130.28 feet to a new iron pin set;

THENCE continuing with said right-of-way, North 50 degrees 05 minutes 07 seconds West for a distance of 267.44 feet to a new iron pin set;

THENCE continuing with said right-of-way, on a curve to the right, having a Radius of 540.00 feet, a Delta of 59 degrees 08 minutes 20 seconds, an Arc Length of 557.37 feet and being subtended by a Chord Bearing and Distance of North 20 degrees 30 minutes 57 seconds West 532.96 feet to the point of beginning

Said tract contains 5.618 acres, more or less.

All new iron pins set are capped ½" diameter by 18" long rebar stamped DBS and Associates.

The Basics of Bearings for this description is a north line of the property known as Lot 23C of the Plan of the Metrocenter Resubdivision of Tract 23C & 23F, of record of Instrument # 20000921-0094035 at the Register Office of Davidson County, Tennessee.

BEING the same property conveyed to ART Westwood FL, Inc. a Nevada Corporation by Instrument #20110309-0018770 of the Register's Office of Davidson County, Tennessee. By Certificate of Amendment State of Nevada Office of the Secretary of State Amendment to Articles of Incorporation of record in Instrument #20111101-0085073 the name of the corporation changed to Kelly Lot Development, Inc.