SPECIAL WARRANTY DEED

FROM: PARSONS NASHVILLE, a Pennsylvania general partnership
GRANTOR

This instrument was prepared by:
Gabriel Libhart, Esq.
Rosenberg & Estis, P.C.
733 Third Avenue
New York, New York 10017

TO: KJ MASSMAN, LLC, a Delaware limited liability company
GRANTEE

Address of New Owner (Grantee):
P.O. Box 2624
Brentwood, Tennessee 37024

Map-Parcel Number: 095-13-0-015

BILL GARRETT, Davidson County
Trans:T20160110350 DEEDWARRSP
Recvd: 12/15/16 13:17 4 pgs
Fees:23.00 Taxes:26640.00
20161215-0131682

STATE OF PENNSYLVANIA)
COUNTY OF CHESTER)

The actual consideration or true value, whichever is greater, for this transfer is SEVEN MILLION TWO HUNDRED THOUSAND DOLLARS AND NO CENTS ($7,200,000.00).

Affiant

Subscribed and sown before me, this 6th day of December, 2016.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KIMBERLY A. CALAMARO, Notary Public
East Goshen Twp., Chester County
My Commission Expires March 13, 2017

Printed Name of Notary

March 13, 2017
Commission Expiration Date

THIS INDENTURE, made on the day and year first above written, to be effective on the 6th day of December, 2016, by and between PARSONS NASHVILLE, a Pennsylvania general partnership ("Grantor"), and KJ MASSMAN, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or

parcels of land lying, being and situated in the County of Davidson, State of Tennessee, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written, to be effective on the 6th day of December, 2016.

GRANTOR:

PARSONS NASHVILLE, a Pennsylvania general partnership

By: _____
Name: LEO D. PARSONS
Title: Manager

STATE OF PENNSYLVANIA)
COUNTY OF CHESTER)

Before me, Kimberly A. Calamaro, a Notary Public of said County and State, personally appeared LEO D. PARSONS, 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 Manager (or other officer authorized to execute the instrument) of PARSONS NASHVILLE, a Pennsylvania general partnership, the within named bargainor, and that he, as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Manager.

Witness my hand and seal, at Office, this 6th day of December, 2016.

Kimberly A. Calamaro
Notary Public

Kimberly A. Calamaro
Printed Name of Notary

March 13, 2017
Commission Expiration Date

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KIMBERLY A. CALAMARO, Notary Public
East Goshen Twp., Chester County
My Commission Expires March 13, 2017

EXHIBIT A – PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being a parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Massman Drive, on the east by Acorn Drive, and on the south by an L & N Railroad spur track being lot No. 21 on the plan of Metropolitan Industrial Park, Sec.16 of record in Book 3842, Page 274, Register's Office for said County, described as follows:

Beginning at a concrete monument on the southerly margin of Massman Drive on the westerly margin of Metropolitan Industrial Park Section 5; thence with Massman Drive North 62 deg. 02' east 339.65 feet to a concrete monument, the beginning of a curve to the left; thence with said curve having a radius of 799.79 feet and a central angle of 19 de g. 57' 278.48 feet to a concrete monument, the beginning of a return radius to the right; thence around said return having a radius of 50.00 feet and a central angle of 84 deg. 37' 73.84 feet to a concrete monument on the westerly margin of Acorn Drive; thence with Acorn Drive South 53 deg. 18' east, 88.88 feet to a concrete monument, the beginning of a curve to the right; thence around said curve having a radius of 451.65 feet and a central angle of 45 de g. 06' 355.51 feet to a concrete monument; thence continuing with Acorn Drive south 8 deg. 12' east 189.56 feet to a point in the center of a proposed railroad spur track being the northeasterly comer of lot No. 19, Metropolitan Industrial Park, Sec. 13; thence with the centerline of said railroad south 82 deg. 18' west 48.92 feet to a concrete monument, the beginning of a curve to the left; thence with said curve having a radius of 2,284.29 feet and a central angle of 15 deg. 57' 635.72 feet to a point, the southeasterly comer of Metropolitan Industrial Park, Sec. 5; thence north 27 deg. 58' west passing a concrete witness monument at 25.04 feet a total distance of 431.41 feet to the point of beginning.

Being the same property conveyed to Parsons Nashville, a Pennsylvania general partnership by Special Warranty Deed of record in Book 11645, Page 371, Register's Office of Davidson County, Tennessee.