| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Vulcan Lands, Inc.<br>c/o Vulcan Materials Company<br>1200 Urban Center Drive<br>Birmingham, Alabama 35243<br>Attn: Tax Department | Map 86, part of Parcels 21, 182, 273 and 309 | SAME ADDRESS AS OWNER |
| This instrument prepared by: Bradley Arant Boult Cummings LLP (CJA)<br>1600 Division Street, Suite 700, Nashville, TN 37203 | | |

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Premier Leasing, L.L.C.**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **Vulcan Lands, Inc.**, a New Jersey corporation (the "Grantee"), Grantee's successors and assigns, certain land in the City of Hermitage, Davidson County, State of Tennessee, being more particularly described in Schedule 1, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

**TO HAVE AND TO HOLD** the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,919,800.00.

Affiant

Subscribed and sworn to before me this 31 day of January 2017.

Notary Public

My Commission Expires: 1/4/20

STEPHANIE G. COLVIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

BILL GARRETT, Davidson County
Trans:T20170009739 DEEDWARRSP
Recvd: 02/02/17 08:48 6 pgs
Fees:33.00 Taxes:7103.26

20170202-0011047

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Schedule 2), but not otherwise.

*[The remainder of this page intentionally left blank]*

**IN WITNESS WHEREOF,** the Grantor has executed this Deed this 30 day of January 2017.

**GRANTOR:**

**PREMIER LEASING, L.L.C.**, a T ennessee limited liability company

By: _____
Name: Jack D. Lowery
Title: Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kelly Heflin, a Notary Public, Jack D. Lowery, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Executive Officer of Premier Leasing, L.L.C., the within named bargainor, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of said limited liability company.

WITNESS my hand, at office, this 30th day of January, 2017.

KELLY HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 10/7/19

SCHEDULE 1

PROPERTY DESCRIPTION

MAP 67, PARCELS p/o 21, 182, 273, 309
PREMIER LEASING, LLC
INSTRUMENT#: p/o 201307050069547, 201307050069544
33.706 ACRES

BEING A TRACT OF LAND, LOCATED IN DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING BOUNDED ON THE NORTH BY THE SOUTHERN RIGHT OF WAY OF HERMITAGE INDUSTRIAL DRIVE, THE REMAINING LANDS OF PREMIER LEASING, LLC (MAP 86, PARCEL 21; INSTR# 201307050069547), THE REMAINING LANDS OF PREMIER LEASING, LLC (MAP 86, PARCEL 309; INSTR# 201307050069544), AND PREMIER LEASING, LLC (MAP 86, PARCEL 765; INSTR# 201112300102276), ON THE EAST BY THE WESTERN RIGHT OF WAY OF OLD HICKORY BLVD, ON THE SOUTH BY CSX RAILROAD, AND ON THE WEST BY VULCAN LANDS, INC (MAP 86, PARCEL 23; INSTR# 199912170304290) MOHAMMAD TAGHI OFTADEH (MAP 86, PARCEL 175; INSTR# 200405040050750); BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OFTADEH IN THE SOUTHERN RIGHT OF WAY OF HERMITAGE INDUSTRIAL DRIVE; THEN,

WITH SAID RIGHT OF WAY THE FOLLOWING:
1. N61°01'35"E, 357.14'; THEN,
2. N61°03'31"E, 380.04'; THEN,
3. WITH A CURVE TO THE RIGHT, DELTA ANGLE OF 16°36'51", RADIUS OF 928.36', ARC LENGTH OF 269.20', CHORD BEARING OF N69°59'10"E, AND A CHORD LENGTH OF 268.26'; THEN,
4. N78°17'33"E, 322.41'; THEN,
5. WITH A CURVE TO THE RIGHT, DELTA ANGLE OF 43°40'21", RADIUS OF 470.00', ARC LENGTH OF 358.25', CHORD BEARING OF S79°52'17"E, AND A CHORD LENGTH OF 349.64'; THEN,
6. S58°02'06"E, 342.02'; THEN,
7. WITH A CURVE TO THE LEFT, DELTA ANGLE OF 76°58'57", RADIUS OF 430.00', ARC LENGTH OF 577.75', CHORD BEARING OF N83°28'26"E, AND A CHORD LENGTH OF 535.26'; THEN,
8. N44°58'57"E, 130.70' TO THE WESTERN LINE OF PREMIER LEASING (MAP 86, PARCEL 765) ; THEN,
9. S50°12'48"E, 167.38'; THEN,
10. S87°14'25"E, 99.13'; THEN,
11. N76°02'38"E, 344.74' TO THE WESTERN RIGHT OF WAY OF OLD HICKORY BLVD; THEN,
12. S19°46'52"E, 146.98' TO THE ROW OF CSX; THEN,
WITH CSX THE FOLLOWING:
13. S70°31'03"W, 2058.64'; THEN,
14. WITH A CURVE TO THE LEFT, DELTA ANGLE OF 04°19'23", RADIUS OF 2979.13', ARC LENGTH OF 224.78', CHORD BEARING OF S68°42'00"W, AND A

CHORD LENGTH OF 224.72' TO THE EASTERN LINE OF VULCAN LANDS, INC; THEN,
WITH VULCAN LANDS, INC. THE FOLLOWING:
15. N11°33'27"W, 271.94'; THEN,
16. S80°05'59"W, 518.70' TO THE SOUTH EAST CORNER OF OFTADEH; THEN,
WITH SAID PROPERTY THE FOLLOWING:
17. N06°13'25"W, 273.00'; THEN,
18. N22°19'13"W, 35.00'; THEN,
19. N84°49'38"W, 326.08' TO THE POINT OF BEGINNING, HAVING AN AREA OF 33.706 ACRES.

Being a portion of the same property conveyed to Grantor, by deed of record as Instrument No. 20130705-0069547, Register's Office of Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real Estate Taxes for the year 2017, a lien, not yet due and payable.

2. Ten foot (10') public utility easement shown on the Plan of record in Plat Book 4300, Page 28, Register's Office for Davidson County, Tennessee, as shown on the ALTA/NSPS Land Title Survey prepared by SEC, Inc., dated January 17, 2017, last revised on January __, 2017, Project No. 06142 (the "Survey").

3. Subject to the flow of Stoner Creek across said property.

4. Subject to an easement to First Suburban Water Utility District of record in Book 5609, Page 621, as re-recorded in Book 5613, Page 568, Register's Office for Davidson County, Tennessee, as shown on the Survey.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No. 20140902-0079696, Register's Office for Davidson County, Tennessee, as shown on the Survey.

6. A 20-foot waterline easement, as shown on the Survey.