THIS INSTRUMENT WAS PREPARED BY:
Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Davidson County DEEDWARRSP
Recvd: 03/09/17 14:36 6 pgs
Fees:33.00 Taxes:7400.00
20170309-0023543

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
Reading Midwest Distribution, LLC 600 Travis Street, Suite 200 Houston, Texas 77002	Reading Midwest Distribution, LLC 600 Travis Street, Suite 200 Houston, Texas 77002	094-188.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PALFLEET TRUCK EQUIPMENT COMPANY, LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto READING MIDWEST DISTRIBUTION, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real estate situated in Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 1801 Lebanon Pike, Nashville, Tennessee 37210.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 9 day of March, 2017.

GRANTOR:

PALFLEET TRUCK EQUIPMENT COMPANY, LLC, a Delaware limited liability company, successor-by-conversion to PTEC Merger Company, LLC, a Delaware limited liability company, successor-by-merger to Palfleet Truck Equipment Company, a Delaware corporation, successor-by-conversion to Paltec Truck Equipment Company, a Delaware corporation, successor-by-merger to FTEC, Inc., an Iowa corporation

By: _____
Name: Eric R. Kluver
Title: Secretary

STATE OF IOWA)
COUNTY OF POTTAWATTAMIE)

PERSONALLY APPEARED BEFORE ME, Adria Putnam ~~Eric R. Kluver~~, a Notary Public with authority to act in the State and County aforesaid, Eric R. Kluver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Secretary of 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 7 day of March, 2017.

_____
Notary Public

My Commission Expires: August 9, 2019

ADRIA PUTNAM
Notarial Seal - Iowa
Commission Number 711932
My Commission Expires Aug 9, 2019

STATE OF TEXAS)
COUNTY OF HARRIS)

The actual consideration or value, whichever is greater, for this transfer is Two Million and 00/100 Dollars ($2,000,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 16TH day of March, 2017.

Notary Public

My Commission Expires: MARCH 22, 2018

NICI COWAN
Notary Public, State of Texas
My Commission Expires
March 22, 2018

EXHIBIT A

LAND LOCATED IN THE 15TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, ON THE SOUTHEAST SIDE OF LEBANON PIKE CIRCLE AND THE SOUTH SIDE OF LEBANON PIKE, AND BEING A PORTION OF THE PROPERTY FOUND IN DEED BOOK 6160, PAGE 600 AND DEED BOOK 6764, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE SOUTHEAST MARGIN OF LEBANON PIKE CIRCLE, SAME BEING THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHERNMOST NORTHEAST CORNER OF TRACT #1 OF THE ADAMS AND SHOULDERS PROPERTY (14.21 ACRES AS PER SURVEY OF SAME DATE), ALSO BEING 87.97 FEET NORTHEAST OF THE NORTHEAST CORNER OF DARLENE WOOD AS YOU MEASURE ALONG SAID MARGIN; THENCE WITH SAID MARGIN ALONG A CURVE PROCEEDING COUNTERCLOCKWISE, HAVING A DEFLECTION ANGLE OF 9°17' 50", A RADIUS OF 614.90 FEET, A TANGENT LENGTH OF 50.00 FEET, AND A CHORD OF NORTH 35° 09' 07" EAST 99.67 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 99.78 FEET; THENCE SOUTH 59° 29' 48" EAST 10.00 FEET; THENCE ALONG A CURVE PROCEEDING COUNTER-CLOCKWISE, HAVING A DEFLECTION ANGLE OF 19° 20' 41", A RADIUS OF 624.90 FEET, A TANGENT OF 106.51 FEET, AND A CHORD OF NORTH 20° 49' 52" EAST 209.98 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 210.98 FEET; THENCE NORTH 78° 50' 29" WEST 10.00 FEET; THENCE ALONG A CURVE PROCEEDING CLOCKWISE, HAVING A DEFLECTION ANGLE OF 14° 35' 42", A RADIUS OF 538.00 FEET, A TANGENT LENGTH OF 68.90 FEET, AND A CHORD OF NORTH 22° 29' 05" EAST 136.67 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 137.04 FEET TO A CONCRETE MONUMENT IN THE INTERSECTION OF LEBANON PIKE CIRCLE WITH THE SOUTH RIGHT-OF-WAY OF LEBANON PIKE; THENCE WITH SAID RIGHT-OF-WAY NORTH 56° 37- 38" EAST 73.10 FEET TO A CONCRETE MONUMENT IN SAID RIGHT-OF-WAY; THENCE LEAVING ROAD WITH LINE OF TRACT #3 OF THE ADAMS AND SHOULDERS PROPERTY (5.01 ACRES AS PER SURVEY OF SAME DATE) SOUTH 15° 47' 56" EAST 603.37 FEET TO AN IRON ROD; THENCE WITH LINE OF SAID TRACT #1 SOUTH 53° 11' 18' WEST 612.99 FEET TO AN IRON ROD; THENCE NORTH 9° 13' 32" EAST 513.41 FEET TO THE POINT OF BEGINNING CONTAINING 5.01 ACRES, MORE OR LESS, BY SURVEY BY CARROLL CARMAN, REGISTERED LAND SURVEYOR, TENNESSEE NUMBER 910, ADDRESS 150 MIDDLE FORK ROAD, HARTSVILLE, TENNESSEE, 37074, DATED OCTOBER 24, 1994.

THE FOREGOING LEGAL DESCRIPTION IS THE SAME AS IN PREVIOUS DEED OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO OMAHA STANDARD, INC., AN IOWA CORPORATION, BY DEED FROM BIMOCO, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 200811050110068, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING SUBSEQUENTLY CONVEYED FROM BIMOCO, LLC AND OMAHA STANDARD, INC. TO FTEC, INC., AN IOWA CORPORATION, BY CORRECTIVE SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 200909230088443, SAID REGISTER'S OFFICE. THE SAID FTEC, INC. HAVING SINCE MERGED INTO AND BECAME KNOWN AS PALTEC TRUCK EQUIPMENT COMPANY, A DELAWARE CORPORATION, AS EVIDENCED BY MERGER DOCUMENTS IN INSTRUMENT NO. 201702100014187, SAID REGISTER'S OFFICE. THE SAID PALTEC TRUCK EQUIPMENT COMPANY, A DELAWARE CORPORATION, SUBSEQUENTLY CHANGED ITS NAME TO PALFLEET TRUCK EQUIPMENT COMPANY, A DELAWARE CORPORATION, AS EVIDENCED BY AMENDMENT DOCUMENTS IN INSTRUMENT NO. 201702100014188, SAID REGISTER'S OFFICE. THE SAID PALFLEET TRUCK EQUIPMENT COMPANY HAVING SINCE MERGED INTO PTEC MERGER COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE SAID PTEC MERGER COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVING SINCE CHANGED ITS NAME TO PALFLEET TRUCK EQUIPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BOTH AS EVIDENCED BY MERGER AND AMENDMENT DOCUMENTS IN INSTRUMENT NO. 201702100014189, SAID REGISTER'S OFFICE.

EXHIBIT B

Right-of-Way Deed for Highway Purposes of record in Book 5247, Page 993, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9565, Page 726, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9665, Page 475, in the Register's Office of Davidson County, Tennessee.

Any other matters of public record.

Please Return To: First American Title
1790 Hughes Landing, Suite 110
The Woodlands, TX 77380
Attn: Sharon Mork
NCS No. 834574

True Copy Certification

I, Lisa Ray, 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.

Signature

State of Texas

County of Harris

Personally appeared before me, Marina Garza, a notary public for this county and state, Lisa Ray, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARINA GARZA
Notary Public, State of Texas
Comm. Expires 03-16-2020
Notary ID 126273245

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)