BILL GARRETT, Davidson County
Trans:T20170024871 DEEDWARRSP
Recvd: 03/23/17 15:49 4 pgs
Fees:23.00 Taxes:3237.50
20170323-0028736

Prepared by:
Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219

| **Address New Owner as follows:** | **Send Tax Bills to:** | **Map-Parcel No.:** |
|---|---|---|
| Tradebe Treatment and Recycling of Nashville, LLC<br>234 Hobart Street<br>Meriden, CT 06450<br>Attn: In-House Counsel | (Same) | Map 34-10<br>Parcel 115 |

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of March, 2017.

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

Notary Public
My Comm. Expires: 7-2-2018

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the undersigned CDG Holdings, LLC, a Tennessee limited liability company ("**Grantor**"), has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Tradebe Treatment and Recycling of Nashville, LLC, a Delaware limited liability company ("**Grantee**"), that certain tract or parcel of land described on Exhibit A, attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Property**"), without warranty as to those certain matters set forth and described on Exhibit B attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Permitted Exceptions**").

This is improved property located at 450 Edenwold Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee, its heirs, successors, legal representatives and assigns, against the claims of all persons claiming through or under Grantor (other than a claim arising out of the Permitted Exceptions), but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 21st day of March, 2017.

**GRANTOR:**

CDG HOLDINGS, LLC, a Tennessee limited liability company

By: _____
Name: Darryl J. Graham
Title: Member

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darryl J. Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of CDG Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Member.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 21st day of March, 2017.

_____
Notary Public

My Commission Expires: 10/29/2019

VALERIE L. BIBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**EXHIBIT "A"**
**to**
**Special Warranty Deed**

**Property Description**

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 as shown on the Plan of Section Two Armstrong Rubber Company of record in Plat Book 6050, Page 330, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the Northerly margin of Edenwold Road, said pin being Easterly 2,150 feet, more or less, from the Easterly margin of Gallatin Pike;

Thence, leaving said Northerly margin N 23 degrees 26' 58" W, 297.36 feet to an iron pin;

Thence, N 65 degrees 42' 02" E, 242.09 feet to an iron pin;

Thence, S 23 degrees 57' 37" E, 372.52 feet to an iron pin on the Northerly margin of Edenwold Road;

Thence, with said Northerly margin the following calls:

S 84 degrees 05' 00" W, 19.95 feet to an iron pin;

S 82 degrees 24' 41" W, 200.00 feet to an iron pin;

With a curve to the right 35.69 feet to an iron pin, said curve having a central angle of 03 degrees 47' 26", a radius of 539.42 feet, a tangent of 17.85 feet and a chord of S 84 degrees 18' 30" W, 35.68 feet to the point of beginning.

Containing 81,643 square feet or 1.87 acres more or less.

Being the same property conveyed to CDG Holdings, LLC by deed from Hartnack Investments LLC, a Texas limited liability company, of record as Instrument No. 20151026-0108759, Register's Office for Davidson County, Tennessee.

**EXHIBIT "B"**
**to**
**Special Warranty Deed**

**Permitted Exceptions**

1. Taxes and assessments for the year 2017 and subsequent years, not yet due and payable.

2. All matters as shown on that certain plat of record in Plat Book 6050, Page 330, said Register's Office.

3. Easements, rights, and reservations contained in Deed of Conveyance of record in Book 7797, Page 481, said Register's Office.