THIS DOCUMENT PREPARED BY AND
RETURN TO:
ROBBINS, KELLY, PATTERSON & TUCKER
7 W. 7TH Street, Suite 1400
Cincinnati, Ohio 45202

Davidson County DEEDWARRSP
Recvd: 08/01/17 14:18 5 pgs
Fees:28.00 Taxes:9239.99
20170801-0078120

When Recorded Return To: K. Bechler
First American Title Insurance Company
National Commercial Services
1201 Walnut, Suite 700
Kansas City, MO 64106
File No: NCS 822104A

--Above This Line Reserved For Official Use Only--

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, FREELAND REALTY 3, LLC, hereinafter referred to as Grantor, does hereby bargain, sell, remise, release and convey unto KEYSTONE AUTOMOTIVE INDUSTRIES, INC., a California corporation, hereinafter Grantee, all of its interest in the following lands and property, together with all improvements located thereon, lying in Davidson County, Tennessee, to-wit:

TRACT G (MAP 174, PARCEL 224)

BEING AIL OF LOT 18 OF THE FINAL PLAT REVISION ONE OF THE RESUB OF LOT 2 THE CROSSINGS AT HICKORY HOLLOW PHASE 2, AS RECORDED IN INSTRUMENT NUMBER 20070620-0073436, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE ("RODC"); SUCH TRACT BEING BOUNDED ON THE NORTH BY CROSSINGS BOULEVARD (RIGHT OF WAY ("ROW") VARIES), ON THE EAST BY THE REMAINDER OF LOT 2, FINAL PLAT OF THE RE-SUBDIVISION OF LOT 2 THE CROSSINGS AT HICKORY HOLLOW PHASE II, AS RECORDED IN INSTRUMENT NUMBER 20000726-0073970, RODC, ON THE SOUTH BY INTERSTATE 24 (ROW VARIES), AND ON THE WEST BY LOT 17 OF SAID FINAL PLAT REVISION ONE OF THE RESUB OF LOT 2 THE CROSSINGS AT HICKORY HOLLOW PHASE 2; SUCH TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERN ROW OF SAID CROSSINGS BOULEVARD AND BEING THE NORTHEASTERN CORNER OF SAID LOT 17; THENCE ALONG SAID CROSSINGS BOULEVARD ROW WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12° 44' 56", A RADIUS OF 1482.39 FEET, A TANGENT OF 165.61 FEET, A LENGTH OF 329.85 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 59° 42' 59" EAST 329.17 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING AT THE NORTHWESTERN CORNER OF SAID LOT 2; THENCE LEAVING SAID ROW

WITH THE WESTERN LINE OF SAID LOT 2 SOUTH 23° 54' 30" WEST 200.00 FEET TO AN IRON ROD (NEW); THENCE SOUTH 04° 47' 12" WEST 495.98 FEET TO AN IRON ROD (NEW); THENCE SOUTH 48° 10' 35" WEST 164.85 FEET TO AN IRON ROD (NEW) ON THE NORTHERN ROW OF SAID INTERSTATE 24; THENCE WITH NORTHERN ROW OF SAID INTERSTATE 24 NORTH 41° 49' 25" WEST 675.81 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING AT THE SOUTHEASTERN CORNER OF SAID LOT 17; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 17 NORTH 37° 26' 58" EAST 119.23 FEET TO AN IRON ROD (NEW); THENCE NORTH 43° 43' 02" EAST 490.82 FEET TO THE POINT OF BEGINNING, CONTAINING 356,941 SQUARE FEET, OR 8.19 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY BY ROBERT M. SEARSON, TENNESSEE REGISTERED LAND SURVEYOR NO. 1666, DATED JULY 1, 2011.

Being the same property conveyed to Freeland Realty 3, LLC, a Tennessee limited liability company from Crews Crossings, LLC, a Tennessee limited liability company by deed of record in Instrument Nos. 201108010058549 and 201108010058550, in the Register's Office for Davidson County, Tennessee

Property Address: 5830 Hickory Hollow Parkway, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the property, together with the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the property against the lawful claims and demands of persons claiming by, through, or under Grantor other than in respect of the "Permitted Encumbrances" listed and described in EXHIBIT A attached hereto.

WITNESS Grantor's hand this 31st day of July, 2017.

FREELAND REALTY 3, LLC

By: _____

Bernard G. Freeland, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Denise C Allis Wilburn (name of notary public) of the state and county mentioned, personally appeared BERNARD G. FREELAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of FREELAND REALTY 3, LLC, the within named bargainor, a limited liability company, and that such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Manager.

Witness my hand and seal this 31st day of July, 2017.

Denise C. Allis-Wilburn
Notary Public Denise C. Allis-Wilburn

My Commission expires: 9-10-18

DENISE C. ALLIS-WILBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $2,497,295 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bernard G. Freeland, Affiant

Denise C. Allis-Wilburn
Notary Public Denise C. Allis-Wilburn

My Commission expires: 9-10-18

DENISE C. ALLIS-WILBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

Name of Owner and Property Address:
Keystone Automotive Industries, Inc.
c/o LKQ Corporation
Attn: General Counsel
500 W. Madison St., Ste. 2800
Chicago, IL 60661

Person Or Entity Responsible For Payment Of Taxes:
Keystone Automotive Industries, Inc.
Attn: Jack Patterson
655 Grassmere Park Drive
Nashville, TN 37211

Exhibit "A"
PERMITTED ENCUMBRANCES

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 Book 7900, page 39, Book 9700, page 970, Instrument No. 200007260073970 and Instrument No. 200706200073436, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Protective Covenants, of record in Book 7963, page 145, Re-recorded in Book 7966, page 60, as amended in Book 8085, page 402, Book 9730, page 957, Book 10722, page 95, Instrument No. 200007250073371, Instrument No. 200910200096901, in the Register's Office of Davidson County, Tennessee.

4. Easement Agreement of record in Instrument No. 200309190139285, in the Register's Office for Davidson County, Tennessee.

5. Assignment of Developer's Rights of record in Instrument No. 200907240069584 and Instrument No. 201108010058551, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Todd Jones, 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.

Todd Jones
Signature

State of Missouri

County of Jackson

Personally appeared before me, [~~Name of Notary~~ Karen L. Keehler], a notary public for this county and state, Todd Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen L. Keehler
Notary's Signature

My Commission Expires: 9-7-2018
Notary' Seal (if on paper)

KAREN L. KEEHLER
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: 09-07-2018
Commission #14926782