BILL GARRETT, Davidson County
Trans:T20170069180 DEEDWARRSP
Recvd: 08/10/17 10:12 6 pgs
Fees:33.00 Taxes:4499.74
20170810-0081922

Prepared by and

After Recording, Return To:

Christy Zoltun Donati, Esquire
E. I. du Pont de Nemours and Company
974 Centre Road
CRP 721/1238
Wilmington, DE 19805

New Owner & Send Tax Bills To:
Old Hickory Transload, L.L.C.
514 Knoxville Avenue
Lebanon, TN 37087

Parcel: Map/Parcel 04400002500

SPECIAL WARRANTY DEED

E. I. DU PONT DE NEMOURS AND COMPANY, a Delaware corporation ("**Grantor**"), for and in consideration of the sum of $10 and other valuable consideration paid to Grantor by OLD HICKORY TRANSLOAD, L.L.C. ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Grantee the land described in Exhibit A attached hereto and made a part hereof, together with all buildings and other improvements, including but not limited to the rail tracks located on the Property, situated thereon, excluding those items designated as Retained Assets and set forth on Exhibit B attached hereto and made a part hereof, and all rights and appurtenances pertaining thereto, including without limitation any and all right, title, and interest of Grantor in and to adjacent streets (collectively, the "**Property**"); subject, however, to the encumbrances described in Exhibit C attached hereto and made a part hereof (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anyway belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns, severally and not jointly, to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor but not otherwise; subject, however, to the Permitted Encumbrances.

UNDER AND SUBJECT to the condition and restriction that in no event shall the Property be used for residential uses or other sensitive uses (such as day care facilities, child care facilities and pre-schools).

Current ad valorem taxes for the year 2017 on the herein described Property having been prorated, Grantee hereby assumes the payment thereof.

Grantee is accepting the conveyance of the Property hereunder on an "AS IS," "WHERE IS," AND "WITH ALL FAULTS" basis, subject to the waivers, disclaimers, and releases contained in Section 9(a) and Section 9(b) of that certain Agreement of Sale and Purchase executed as of February 1, 2017, by and between Grantor, as Seller, and Grantee, as Buyer (as it may have been amended in writing prior to the date hereof, the "**Contract**"), all of which waivers, disclaimers, and releases are incorporated into this deed as if fully set forth herein.

Executed on the date of acknowledgment below, to be effective as of ~~July~~ August 1, 2017.

Signed, Sealed and Delivered
In the Presence of:

E. I. DU PONT DE NEMOURS AND COMPANY,
A Delaware corporation

Witness

By: _____
Name: Christopher J. Heck
Title: Manager, Global Real Estate and
Workplace Planning

STATE OF DELAWARE

COUNTY OF NEW CASTLE

ON this 18 day of July, 2017, before me, the undersigned Officer, personally appeared Christopher J. Heck know to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal, the day and year aforesaid.

NOTARY PUBLIC

Print or Imprint Name and
Date Commission Expires:

LOIS A. SMITH
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires May 22, 2019

LOIS A. SMITH NOTARY PUBLIC STATE OF DELAWARE MY COMMISSION EXPIRES MAY 22, 2019

EXHIBIT A

Legal Description of the Property

Being a piece or parcel of land situate in the Second Civil District of Davidson County, Tennessee and being a portion of the lands of E. I. du Pont de Nemours and Company as recorded in Instrument 00008128-00000368 of the Registry of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point on the Northeastern right of way line of Swinging Bridge Road and having TN Grid coordinates N=706475.95, E=1773000.78'; thence N45-51-10E for 251.55 feet; thence N02-52-03W for 431.44 feet; thence along the arc of a curve to the left having a radius of 233.15 feet, an arc length of 233.15 feet and being subtended by a chord bearing N23-30-20W for 228.14 feet; thence N44-08-20W for 49.50 feet; thence N45-56-17E for 247.62 feet; thence N44-03-43W for 562.38 feet; thence N45-39-56E for 524.20 feet; thence along the arc of a radial curve to the right having a radius of 73.00 feet, an arc length of 114.89 feet and being subtended by a chord bearing S89-14-48E for 103.40 feet; thence S44-09-31E for 1135.80 feet; thence along the arc of a radial curve to the right having a radius of 50.00 feet, an arc length of 78.45 feet and being subtended by a chord bearing S00-47-15W for 70.64 feet; thence S45-44-02W for 1258.27 feet; thence S02-52-03W for 234.30 feet to a point on the Northeastern right of way line of Swinging Bridge Road; thence with said Northeastern right of way line N44-08-50W for 286.53 feet to the Point of Beginning.

Containing 24.86 Acres±

Being part of the same property conveyed to E.I. de Pont Nemours and Company, a Delaware corporation by Quitclaim Deed of record in Deed Book 8128, Page 368, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Retained Assets

Monitoring Wells
Active UG Fire Protection Lines Including AG Hydrants & PIV's
Power Panel on Pole Including Incoming Feed from NES & two(2) Electrical Cables Routing on two(2) Poles Thru to Kirby Building and Contractor Gate Trailer
Lighting Panel on Pole with Power Panel above including wiring to lights.
Analog Phone Line & XO Communication Fiber Optic Cable Routing Thru Parcel Including two(2) Poles
Fence and RR Gate

EXHIBIT C

Permitted Encumbrances

1. Taxes for the year 2017.

2. Easement reserved in the deed of record in Book 576, Page 664, in the Register's Office for Davidson County, Tennessee.

3. Easements and reservations contained in the deed of record in Book 735, Page 417, in the Register's Office for Davidson County, Tennessee.

4. Easements, conditions and restrictions contained in the deed of record in Book 1018, Page 190, modified by release of record in Book 7088, page 873, in the Register's Office for Davidson County, Tennessee.

5. Subject to a street closing and any easement(s) retained in of record in Ordinance No. 66-739, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

6. Easement for railroad rights-of-way affecting the premises.

7. Declaration of Access Easement of record in Instrument No. 20170718 0072289, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,216,145.00.

Fidelity National Title Insurance Company

By: _____
Affiant

Subscribed and sworn to before me, this the 08 day of August, 2017.

_____
Notary Public

My Commission Expires: 09-26-2020

