Bill Garrett Davidson County
Batch# 14228 DEEDWARRSP
10/16/2017 03:51:47 PM 11 pgs
Fees: $58.00 Taxes: $74,947.20
20171016-0106041

SPECIAL WARRANTY DEED

FROM: Shelby Land Company LLC, a Tennessee limited liability company
Elise S. Small
Emily Ann Magid

This instrument was prepared by:
Sherrard Roe Voigt & Harbison
150 3rd Ave. S., Suite 1100
Nashville, TN 37201
Attn: Scott Fielding, Esq.

TO: PSC Metals, Inc.

Address New Owner as Follows:
PSC Metals, Inc.
5875 Landerbrook Drive
Suite 200
Mayfield Heights, Ohio 44124

Send Tax Bills To:
Same

Map/Parcel Numbers
093-07-0-056
093-07-0-004
093-08-0-013
093-07-0-019
093-07-0-021
093-07-0-025

STATE OF Tennessee)
: ss.
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $20,256,000.00.

Affiant

Sworn to and subscribed before me, this 16th day of October, 2017.

JEANETTE L. RAMEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/6/19

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, SHELBY LAND COMPANY LLC, a Tennessee limited liability company, ELISE S. SMALL, and EMILY ANN MAGID, as tenants in common (collectively, the "Sellers"), by these presents do transfer, sell and convey unto PSC METALS, INC., an Ohio

corporation ("Buyer"), and Buyer's successors and assigns, all of Sellers' interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A (the "Property") attached hereto and incorporated herein by reference, and any improvements thereon.

The Property is conveyed subject only to the matters set forth on Exhibit B (the "Permitted Exceptions").

This is improved and unimproved property located in part at 700 S 1st Street, Nashville, Davidson County 37213; 710 S 1st Street, Nashville, Davidson County, Tennessee, 37213; 610 S 2nd Street, Nashville, Davidson County, 37213; 1 S 2nd Street, Nashville, Tennessee 37213; and property located on Davidson Street, Nashville, Tennessee 37213.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Sellers covenant and bind itself, its heirs, successors and assigns to warrant and forever defend title to the Property herein conveyed, to the Buyer, its successors and assigns, against the lawful claims of all persons claiming by, through or under Sellers (other than claims arising from the Permitted Exceptions) but not further or otherwise.

(Remainder of page intentionally left blank)

IN WITNESS WHEREOF, Sellers have caused this deed to be executed effective as of the 16th day of October, 2017.

SELLERS:

SHELBY LAND COMPANY LLC, a Tennessee limited liability company

By: _____ Chief Manager
Adam J. Liff, Chief Manager

_____
ELISE S. SMALL

_____
EMILY ANN MAGID

STATE OF Tennessee)
) ss.:
COUNTY OF Davidson)

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

Witness my hand and seal at office in Nashville, Tennessee, this 16th day of October, 2017.

Dawnelle B. Smith
Notary Public

My Commission Expires:

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

STATE OF Tennessee)
) ss.:
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elise S. Small, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, TN, this 13th day of October, 2017.

Anna Edge
Notary Public

My Commission Expires: 3.6.18

ANNA EDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anna Edge
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

STATE OF Tennessee)
) ss.:
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Emily Ann Magid, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, TN, this 13th day of October, 2017.

Anna Edge
Notary Public

My Commission Expires: 3.6.18

ANNA EDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anna Edge
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 4
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing railroad spike at the intersection of the westerly right-of-way line of South First Street, 50 feet in width, and the easterly right-of-way line of Korean Veterans Boulevard, width varies;

Thence leaving the easterly right-of-way line of Korean Veterans Boulevard, with the westerly right-of-way line of South First Street, South 23 deg 54 min 54 sec East, 296.75 feet to an existing pk nail, at the intersection with the northerly right-of-way line of CSX Transportation Railroad, 25 feet in width;

Thence leaving the westerly right-of-way line of South First Street, with the northerly right-of-way line of CSX Transportation Railroad, with a curve to the right, along an arc length of 192.76 feet, the central angle of which is 05 deg 49 min 15 sec, the radius of which is 1897.36 feet, the chord of which is North 62 deg 54 min 24 sec West, 192.68 feet to an existing iron rod in the easterly right-of-way line of Korean Veterans Boulevard;

Thence leaving the northerly right-of-way line of CSX Transportation Railroad, with the easterly right-of-way line of Korean Veterans Boulevard, North 15 deg 36 min 02 sec East, 190.53 feet to the POINT OF BEGINNING. Containing 18,302 square feet or 0.420 acres more or less.

According to a survey prepared by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated July 19, 2017, last revised September 29, 2017, and designated as Job No. 17063-P12.

LOT 2 (PARCEL 56 ON SURVEY PROJECT 17063-P12)
Land in the 6th Councilmanic District of Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Shelby Land Company/Small/Magid Plat, of record as Instrument No. 20170925-0098057, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

PARCEL 25
Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a point at the intersection of the southerly right-of-way line of CSX Transportation Railroad, 25 feet in width, and the easterly right-of-way line of Korean Veterans Boulevard, width varies;

Thence leaving the easterly right-of-way line of Korean Veterans Boulevard, with the southerly right-of-way line of CSX Transportation Railroad, with a curve to the left, along an arc length of 451.59 feet, the central angle of which is 13 deg 27 min 34 sec, the radius of which is 1922.36 feet,

the chord of which is South 66 deg 55 min 02 sec East, 450.55 feet to an pk nail set, at a corner common with Citgo Petroleum Corporation, as of record in Deed Book 6092, Page 338, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of CSX Transportation Railroad with the westerly property line of Citgo Petroleum Corporation, South 39 deg 13 min 24 sec West, passing a witness iron rod at 364.96 feet, and continuing for a total distance of 393.09 feet to a point in the Cumberland River;

Thence with the Cumberland River, North 56 deg 02 min 16 sec West, 271.54 feet to a point in the easterly right-of-way line of Korean Veterans Boulevard;

Thence leaving the Cumberland River, with the easterly right-of-way line of Korean Veterans Boulevard North 15 deg 04 min 36 sec East, 32.37 feet to a point;

Thence North 75 deg 34 min 13 sec West, 19.19 feet to a point;

Thence North 15 deg 36 min 02 sec East, 70.87 feet to an existing iron rod;

Thence North 74 deg 25 min 41 sec West, 12.00 feet to an existing iron rod;

Thence North 15 deg 36 min 02 sec East, 230.44 feet to the POINT OF BEGINNING. Containing 126,070 square feet or 2.894 acres more or less.

According to a survey prepared by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated July 19, 2017, last revised September 29, 2017, and designated as Job No. 17063-P12.

PARCELS 13, 19 AND 21

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the intersection of the southerly right-of-way line of Crutcher Street, 50 feet in width, and the easterly right-of-way line of South Second Street;

Thence leaving the easterly right-of-way line of South Second Street with the southerly right-of-way line of Crutcher Street, with a curve to the right, along an arc length of 43.06 feet, the central angle of which is 123 deg 21 min 54 sec, the radius of which is 20.00 feet, the chord of which is North 37 deg 30 min 28 sec East, 35.21 feet to an iron rod set;

Thence South 80 deg 48 min 35 sec East, 1605.90 feet to an existing iron rod in the westerly right-of-way line of Interstate 24;

Thence leaving the southerly right-of-way line of Crutcher Street, with the westerly right-of-way line of Interstate 24, South 24 deg 21 min 20 sec East, 222.70 feet to an existing iron rod;

Thence South 11 deg 15 min 20 sec East, 164.09 feet to an existing iron rod at the intersection with the northerly right-of-way line of Davidson Street, width varies;

Thence leaving the westerly right-of-way line of Interstate 24, with the northerly right-of-way line of Davidson Street, North 85 deg 14 min 01 sec West, 682.78 feet to an existing iron rod;

Thence North 80 deg 27 min 42 sec West, 874.71 feet to an existing iron rod, at the intersection with the easterly right-of-way line of South Second Street;

Thence leaving the northerly right-of-way line of Davidson Street, with the easterly right-of-way line of South Second Street, with a curve to the right, along an arc length of 24.56 feet, the central angle of which is 56 deg 17 min 13 sec, the radius of which is 25.00 feet, the chord of which is North 52 deg 19 min 05 sec West, 23.58 feet to a pk nail set;

Thence North 24 deg 10 min 29 sec West, 412.44 feet to the POINT OF BEGINNING. Containing 617,104 square feet or 14.167 acres more or less.

According to a survey prepared by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated July 19, 2017, last revised September 29, 2017, and designated as Job No. 17063-P19.

Being part of the property conveyed to Shelby Land Company LLC, by deed of record in Book 10258, page 25, said Register's Office; to Elise Steiner Small, by deed of record in Book 6791, page 172, said Register's Office; and to Emily Magid, by deed of record as Instrument No. 20070731-0090919, said Register's Office, as tenants in common.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

2. Easement granted to City of Nashville for sewer line of record in Book 2297, page 183, said Register's Office.

3. Easement Agreement and Right-of-Way Easement in favor of Colonial Pipeline Company of record in Book 3675, pages 97 and 101, said Register's Office. (Applies to Parcel 25)

4. Warranty Deed of Flowage Easement for Cheatham Lock and Dam Project of record in Book 2157, page 357, said Register's Office. (Applies to Parcel 25)

5. Agreement with the Louisville and Nashville Railroad Co. of record in Book 371, page 184, said Register's Office. (Applies to Parcel 4)

6. Ordinance closing Alley No. 454, easements specifically retained in Bill No. 085-852 on file with the Clerk of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County. (Applies to Lot 2)

7. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River; and easement for the flow of the Cumberland River and the rights of the public therein.

8. Rights of the upper and lower riparian Owners to the flow of the waters of the Cumberland River free from diminution or pollution.

9. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

10. Matters shown on the Plan of record as Instrument No. 20170925-0098057, said Register's Office. (Applies to Lot 2)

11. The presence of railroad tracks or railroad right of way (or legal rights related to such tracks or right of way) on the Property.

12. Any rights of O'Neal Steel, its successors and assigns, to use the railroad track spur across Lot 2 (Parcel 56).

13. Flood plain matters.

14. Other minor or customary matters that do not materially affect the Buyer's current use or future redevelopment of the Property.

15. Applicable federal, state and local laws, ordinance and governmental regulations, including, without limitation, zoning, subdivision, and land use laws now or hereafter affecting the Property.

16. The plat of survey by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated July 19, 2017, last revised September 29, 2017, and designated as Job No. 17063-P19, shows the following: (Applies to Parcels 13, 19 and 21)

a) Fencing benefitting the property extends beyond the eastern boundary and encroaches on adjacent property
b) Unrecorded 40' sewer easement claimed by Metro Sewer Department and sewer line across center of property
c) One story frame building and tank encroaches upon unrecorded 40' sewer easement claimed by Metro Sewer Department
d) One story block building encroaches upon unrecorded 40' sewer easement claimed by Metro Sewer Department
e) Concrete walls encroach upon unrecorded 40' sewer easement claimed by Metro Sewer Department
f) Concrete wall extends beyond the southern boundary of the property into the right-of-way of Davidson Street
g) Easements retained by Metro in Council Bill 62-279 related to closure of Benedict Street
h) Overhead utility line crossing southwestern corner
i) Overhead utility line crossing northern boundary
j) Overhead utility line crossing western boundary
k) Guy wire crossing western boundary
l) Rights retained by Metro related to the closure of Alley #270 at the northwestern corner of the property

17. The plat of survey by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated July 19, 2017, last revised September 29, 2017, and designated as Job No. 17063-P12, shows the following: (Applies to Parcels 4, 25 and 56)

a) Overheard utility lines along the eastern boundary (Lot 2)
b) Asphalt parking along the northern boundary of Lot 1 encroaches upon Lot 2
c) 5.5' reservation of right-of-way of South 2nd Street along the eastern boundary
d) 20 foot sewer easement and sewer line across the center of Lot 2
e) One story metal and block building encroaches upon the 20' public sewer easement and sewer line across the center of the property
f) 20 foot public utility easement across the southeast corner and along the southern boundary between Lots 1 and 2
g) Fence encroachment onto the adjacent property along the north boundary of Lot 2
h) 20 foot sewer easement crossing Parcel 4
i) Overhead lines crossing property throughout Parcels 4 and 25

18. The plat of survey for the Shelby Land Company/Small/Magid Plat by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated September 18, 2017, of record at Instrument No. 20170925-0098057 in the Register's Office of Davidson County, Tennessee, shows the following: (as related to Lot 2)

a) Overheard utility lines along the eastern boundary (Lot 2)
b) Asphalt parking along the northern boundary of Lot 1 encroaches upon Lot 2
c) 5.5' reservation of right-of-way of South 2nd Street along the eastern boundary
d) 20 foot sewer easement and sewer line across the center of Lot 2
e) One story metal and block building encroaches upon the 20' public sewer easement and sewer line across the center of the property
f) 20 foot public utility easement across the southeast corner and along the southern boundary between Lots 1 and 2