Bill Garrett Davidson County
Batch# 14228 DEEDWARRSP
10/16/2017 03:51:47 PM 8 pgs
Fees: $43.00 Taxes: $13,852.80
20171016-0106042

SPECIAL WARRANTY DEED

FROM: Freeman-Dunn-Small-Magid Joint Venture, a joint venture formerly known as the Eskind-Freeman Joint Venture

TO: PSC Metals, Inc.

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

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
093-08-0-070.00

STATE OF Tennessee)
: ss.
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,744,000.00.

Affiant

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

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Freeman-Dunn-Small-Magid Joint Venture, a joint venture formerly known as the Eskind-Freeman Joint Venture ("Seller"), by these presents does transfer, sell and convey unto PSC Metals, Inc., an Ohio corporation ("Buyer"), and Buyer's successors and assigns, all of Seller's 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 property located at 420 Davidson Street, Nashville, Davidson County, 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.

Seller covenants and binds 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 Seller (other than claims arising from the Permitted Exceptions) but not further or otherwise.

(Remainder of page intentionally left blank)

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

SELLER:

FREEMAN-DUNN-SMALL-MAGID JOINT VENTURE, a joint venture formerly known as the "Eskind-Freeman Joint Venture"

By: Shelby Land Company LLC, a Joint Venturer

By: _____
Name: Adam J. Small
Title: Chief Manager

By: Small Charitable Remainder Unitrust created under Trust Agreement dated August 31, 2017

By: Jonathan S. Small, trustee
Jonathan S. Small, Trustee,
a Joint Venturer

By: Emily Magid
Emily Magid, a Joint Venturer

By: Susan Faye Serkin
Susan Faye Serkin, a Joint Venturer

By: Shirley E. Speyer
Shirley E. Speyer, a Joint Venturer

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/herself to be the Chief manager of Shelby Land Company LLC, a joint venturer of Freeman-Dunn-Small-Magid Joint Venture, a joint venture formerly known as the Eskind-Freeman Joint Venture, the within named bargainor, and that he/she as such Chief manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Chief manager by himself/herself 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, a Notary Public in and for the County and State aforesaid, personally appeared Jonathan S. Small, 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 Trustee of Small Charitable Remainder Unitrust created under Trust Agreement dated August 31, 2017, a joint venturer of Freeman-Dunn-Small-Magid Joint Venture, a joint venture formerly known as the Eskind-Freeman Joint Venture, the within named bargainor, and that he as trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as trustee.

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, a Notary Public in and for the County and State aforesaid, personally appeared Emily Magid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a joint venturer of Freeman-Dunn-Small-Magid Joint Venture, a joint venture formerly known as the Eskind-Freeman Joint Venture, the within named bargainor, and that she as such joint venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by herself as joint venturer.

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, a Notary Public in and for the County and State aforesaid, personally appeared Susan Faye Serkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a joint venturer of Freeman-Dunn-Small-Magid Joint Venture, a joint venture formerly known as the Eskind-Freeman Joint Venture, the within named bargainor, and that she as such joint venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by herself as joint venturer.

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, a Notary Public in and for the County and State aforesaid, personally appeared Shirley F. Speyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a joint venturer of Freeman-Dunn-Small-Magid Joint Venture, a joint venture formerly known as the Eskind-Freeman Joint Venture, the within named bargainor, and that she as such joint venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by herself as joint venturer.

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

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

Beginning at an existing iron rod at the intersection of the southerly right-of-way of Davidson Street, width varies, at a corner common with the easterly right-of-way line of Interstate 24; Thence leaving the easterly right-of-way of Interstate 24, with the southerly right-of-way line of Davidson Street, with a curve to the left, along an arc length of 265.48 feet, the central angle of which is 08 deg 07 min 26 sec, the radius of which is 1872.38 feet, the chord of which is North 85 deg 34 min 38 sec East, 265.26 feet to an iron rod set;

Thence North 81 deg 30 min 55 sec East, 146.44 feet to an existing pk nail, at a corner common with the property of Otis B. Cheshire, Jr. & 500 Davidson Trust, as of record in Instrument #:20140909-0082310, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Davidson Street, with the westerly property line of Otis B. Cheshire, Jr. & 500 Davidson Trust, South 11 deg 54 min 33 sec East, 201.79 feet to an iron rod set;

Thence North 83 deg 28 min 55 sec East, 147.87 feet to an existing iron rod; Thence South 25 deg 50 min 45 sec East, 25.60 feet to an existing iron rod;

Thence South 25 deg 50 min 45 sec East, 107.83 feet to a point in the Cumberland River;

Thence with the Cumberland River, South 82 deg 06 min 59 sec West, 596.25 feet to a point in the easterly right-of-way line of Interstate 24;

Thence leaving the Cumberland River with the easterly right-of-way line of Interstate 24, North 10 deg 52 min 36 sec West, 90.00 feet to an existing iron rod;

Thence North 10 deg 52 min 36 sec West, 256.69 feet to the POINT OF BEGINNING. Containing 158,959 square feet or 3.649 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-P70.

Being same property conveyed to Eskind-Freeman Joint Venture, by deed of record in Book 4961, page 834, said Register's Office. The said Eskind Freeman Joint Venture is now known as Freeman-Dunn-Small-Magid Joint Venture, pursuant to the third amendment to the Joint Venture Agreement of record as Instrument No. 20090610-0054021, said Register's Office.

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. Flowage Easement of record in Book 2155, page 471, said Register's Office.

4. 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.

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

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

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

8. Flood plain matters.

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

10. 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.

11. 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-P70, shows the following: (Applies to Parcel 70)

a) Unrecorded 20' sewer easement claimed by Metro Sewer Department and sewer line across southeastern portion of property
b) Overhead utility line across southern portion of property
c) Overhead utility line across northern boundary of property
d) Concrete parking pad extends over northeastern boundary
e) Concrete parking pad extends over western boundary
f) One story metal building encroaches upon adjacent property along western boundary
g) Concrete drive extends from one story building over boundary line to Davidson Street