Bill Garrett Davidson County
Batch# 15707 DEEDWARR
10/20/2017 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $7,770.00
20171020-0107486

True Copy Certification

I, Jara Hutchins, 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.

Signature

State of Florida

County of Palm Beach

Personally appeared before me, [~~Name of Notary~~] Jessica Heard, a notary public for this county and state, [~~name of person making certification~~] Jara Hutchins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/18/20

Notary' Seal (if on paper)

JESSICA LEE HEARD
MY COMMISSION # GG 033304
EXPIRES: December 18, 2020
Bonded Thru Notary Public Underwriters

OWNER/RESPONSIBLE TAXPAYER:
TMBC, L.L.C.
2500 E. Kearney
Springfield, Missouri 65898
Map/Parcel: 09400013700

THIS INSTRUMENT PREPARED BY:

Charles R. Greene
Husch Blackwell LLP
901 E. St. Louis, Suite 1800
Springfield, MO 65806

WARRANTY DEED

THIS INDENTURE made as of the 19th day of October, 2017, between PAM FULNER, First Party, and TMBC, L.L.C., a Delaware limited liability company, Second Party:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

A tract of land located in the Third Civil District of Davidson County, Tennessee being Lot 12-C, Section 12, Riverhills Industrial Park as recorded in Book 4660, Page 99, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in concrete in the south right-of-way line of Clovernook Drive, said pin being North 84° 59' East 225' from a radius turnout monument in the southeast intersection of Clovernook Drive and Spence Lane and proceeding as follows: With the south right-of-way of Clovernook Drive, North 84° 59' East a distance of 160' to an iron pin in concrete; thence, with a curve to the right having a radius of 576.20' a distance of 150' to an iron pin in concrete; thence, leaving said right-of way, South 9° 53' 56" West a distance of 410' to an iron pin in concrete; thence, North 83° 35' 58" West a distance of 247.60' to an iron pin in concrete, said iron pin being in the southeast corner of River Hills Industrial Park, Section 9 as recorded in Book 4660, Page 66, said Register's Office; thence, with the east line of said Section 9, North 8" 17' 19" East a distance of 174.56' to an iron pin in concrete; thence, North 5" 01' West a distance of 196.66' to the point of beginning, and containing 2.425 acres, more or less, as per survey dated 3/2/74 by Turner Engineering Company.

Being the same property conveyed to Pam Fulner by Quit Claim Deed from PiP of Tennessee, Inc. of record in Instrument No. 20170818—0085145, in the Registers Office of Davidson County, Tennessee.

The foregoing property being also described as follows:

A tract of land located in the Third Civil District of Davidson County, Tennessee being Lot 12-C, Section 12, Riverhills Industrial Park as recorded in Book 4660, Page 99, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
BEGINNING at an iron pin in concrete in the south right-of-way line of Clovernook Drive, said pin being North 89 deg 41 min 06 sec East 225.00 feet from a radius turnout monument in the southeast intersection of Clovernook Drive and Spence Lane and

proceeding as follows: With the south right-of-way of Clovernook Drive, North 89 deg 41 min 06 sec East a distance of 160.00 feet to an iron pin in concrete; Thence, with a curve to the right having a radius of 576.20' a distance of 151.43 feet to an iron pin in concrete; Thence, leaving said right-of way, South 15 deg 36 min 06 sec West a distance of 410.00 feet to an iron pin in concrete; Thence, North 78 deg 25 min 54 sec West a distance of 247.60' to an iron pin in concrete, said iron pin being in the southeast corner of River Hills Industrial Park, Section 9 as recorded in Book 4660, Page 66, said Register's Office; Thence, with the east line of said Section 9, North 13 deg 45 min 58 sec East a distance of 174.56 feet to an iron pin in concrete; Thence, North 00 deg 28 min 47 sec East a distance of 196.66 feet to the point of beginning.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Party, its successors and assigns forever.

AND said First Party, for itself and its successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth on Exhibit "A" attached and 2017 taxes which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

Pam Fulner

Scott Fulner executes this document for the purpose of waiving any right, claim or interest he may have in the property conveyed herein, including any marital right or homestead claim or interest

Scott Fulner

STATE OF TENNESSEE

COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Scott Fulner and Pam Fulner, husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and that they, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of October, 2017.

Notary Public

My Commission Expires: 3/6/2018

DANIEL MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2018

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $2,100,000.

Affiant

Subscribed and sworn to before me this 18th day of October, 2017.

Notary Public

My Commission Expires: 3/6/2018

DANIEL MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2018

SPH-2172370-4