Bill Garrett Davidson County
Batch# 38876 DEEDQC
12/18/2017 02:44:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171218-0128768

THIS INSTRUMENT PREPARED BY:
Thomas J. Wolf, Jr.
400 Tower Square Plaza
P.O. Box 400
Marion, Illinois 62959

ADDRESS NEW OWNER AS FOLLOWS:

PM Rentals LLC
PO Box 402
Vienna, Illinois 62995

SEND TAX BILLS TO:

New Owner:

PM Rentals LLC
PO Box 402
Vienna, Illinois 62995

MAP-PARCEL NOS.

Map 175
Parcel 092

QUITCLAIM DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, JOHN W. PAYNE and J. NEIL MARTIN, as the sole partners of PM RENTALS, an Illinois general partnership, hereinafter collectively called the Grantor, does transfer, CONVEY and QUITCLAIM unto PM RENTALS LLC, an Illinois limited liability company authorized to do business in the State of Tennessee under the assumed name of PAYNE MARTIN RENTALS LLC, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot 1 on the map entitled Blessing Subdivision, of record in Plat Book 9700, Page 996, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

BEING the same property conveyed to PM RENTALS, an Illinois general partnership composed of JOHN W. PAYNE and J. NEIL MARTIN, by Deed from P AND J PROPERTIES, LLC, a Tennessee limited liability company, of record in Instrument Number 201000602-0042249, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 4001 Murfreesboro Pike, Antioch, Tennessee 37013.

THIS real estate is subject to the terms of a certain Lease, dated October 26, 2012, between the Grantor, herein, as the "Landlord", and Heartland Pump Rental and Sales, Inc., an Illinois corporation, as the original Tenant (the Lessee") and XYLEM DEWATERING SOLUTIONS, INC., as the successor Tenant. The Grantee, herein, by its acceptance of this deed, agrees to be fully bound by, and does hereby assume all of

Grantor/Landlord's obligations and liabilities under such Lease, as provided pursuant to Section 20.01 of the Lease. Further, as provided in Section 34.01 of the Lease, since the Grantee herein is an Affiliate of the original Landlord, this conveyance does not trigger Tenant's Right of First Offer, however Tenant's Right of First Offer under Section 34.01 shall survive this conveyance and the Grantor/Landlord's obligations under Section 34.01 shall bind the Grantee/Affiliate, herein, whom is succeeding to the Grantor's/Landlord's interest under the Lease, as the successor Landlord.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6 day of Dec, 2017.

PM RENTALS, a general partnership, by its only two (2) partners:

John W Payne

JOHN W. PAYNE

J. Neil Martin

J. NEIL MARTIN

STATE OF ILLINOIS)
)
COUNTY OF JOHNSON)

I, the undersigned, Notary Public, in and for said County, in the State aforesaid, do hereby certify that J. NEIL MARTIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument in his capacity as a partner of PM RENTALS, an Illinois general partnership, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 12 day of Dcember, 2017.

"OFFICIAL SEAL"
THOMAS J WOLF JR
Notary Public, State of Illinois
My Commission Expires: 07/19/2019

Thomas J Wolf

Signature of Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I, the undersigned, Notary Public, in and for said County, in the State aforesaid, do hereby certify that JOHN W. PAYNE, personally known to me to be the same person whose name is subscribed to the foregoing instrument in his capacity as a partner of PM RENTALS, an Illinois general partnership, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 6 day of December, 2017.

SHELIAH AMBURGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar 3, 2020

Shelah Amburgey
Signature of Notary Public

STATE OF ILLINOIS
COUNTY OF JOHNSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this
12 day of December, 201_.

Notary Public

My commission expires:_____

"OFFICIAL SEAL"
THOMAS J WOLF JR
Notary Public, State of Illinois
My Commission Expires: 07/19/2019