Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 940238 Instrument #: 2122913
Rec'd: 25.00 Recorded
State: 19827.89 12/20/2017 at 12:49 PM
Clerk: 1.00 in Record Book
Other: 2.00 1636
Total: 19855.89 Pages 1504-1508

Bill Garrett Davidson County
Batch# 40056 DEEDWARRSP
12/20/2017 04:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20171220-0129802

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
PROLOGIS – EXCHANGE CP 5, LLC 1800 Wazee Street, Suite 500 Denver, CO 80202	New Owner	Rutherford County No. 17-40.02 Davidson County 183-20.00

STATE OF Illinois
COUNTY OF Cook

The actual consideration or value, whichever is greater, for this transfer is $5,358,889.00.

AFFIANT

OFFICIAL SEAL
KAREN CHOLIPSKI
Notary Public - State of Illinois
My Commission Expires 3/25/2019

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

Notary Public

My Commission Expires:
3/25/2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PATRIOT, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto PROLOGIS – EXCHANGE CP 5, LLC, a Delaware limited liability company ("Grantee"), and Grantee's successors and assigns, certain real estate in Rutherford County, and Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is unimproved property.

covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title to the Property to Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 18th day of December, 2017.

GRANTOR:

PATRIOT, LLC, a Tennessee limited liability company

BY: _____
NAME: Michael J. Nacarato, Jr.
TITLE: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Julia Ann Sherron, a Notary Public, Michael J. Nacarato, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of PATRIOT, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 18th day of December, 2017.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
01/08/2019

JULIA ANN SHERRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 01/08/2019

EXHIBIT "A"

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF LAVERGNE, IN THE 3RD CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, ALSO SITUATED IN THE 31ST COUNCILMANIC DISTRICT, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 6, NACARATO INDUSTRIAL PARK RESUBDIVISION OF LOT 4, RECORDED IN PLAT CABINET 40, PAGE 18, IN THE REGISTER OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO PATRIOT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM FAYE TOOMBS, VESTER WALDRON FAMILY LIMITED PARTNERSHIP, AND JOYCE WALDRON, OF RECORD IN RECORD BOOK 826, PAGE 3564, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE; AND IN INSTRUMENT NO. 200803180026981, IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"
TITLE EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Lack of access to a controlled highway, I-24, as evidenced by Deed of record in Book 2858, Page 503, in the Register's Office of Davidson County, Tennessee.

3. Easement rights contained in Deed from Estill O. Sanders and wife, Maggie D. Sanders, to State of Tennessee, of record in Book 125, Page 497, in the Register's Office of Rutherford County, Tennessee.

4. Right-of-way, easement, and reservation of rights from E. O. Sanders, et al to American Telephone and Telegraph Company of Tennessee, of record in Book 89, Page 330, in the Register's Office of Rutherford County, Tennessee.

5. All matters shown on plats of record in Plat Cabinet 40, Page 18 and Plat Cabinet 38, Page 116, in the Register's Office of Rutherford County, Tennessee.

6. Any facts, rights, interests or claims that may exist or arise by reason of matters that may be disclosed by an ALTA/NSPS survey made by Young-Hobbs and Associates on October 16, 2017 and last revised November 28, 2017, designated Job Number 140-17.

TRUE COPY CERTIFICATION

I, Jay H. Smith, 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.

Jay H Smith
Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, Denise C. Allis-Wilburn, a notary public for this county and state, Jay H. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Denise C. Allis-Wilburn
Denise C. Allis-Wilburn, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

201712200129802