2/ GOLM Box 44

Bill Garrett Davidson County
Batch# 53148 DEEDWARRSP
01/30/2018 12:47:11 PM 5 pgs
Fees: $28.00 Taxes: $37,740.00
20180130-0009458

THIS INSTRUMENT WAS PREPARED BY:

Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Parcel Identification Nos.:
McLane/Suneast, Inc. 4747 McLane Parkway Temple, TX 76504	McLane/Suneast, Inc. 4747 McLane Parkway Temple, TX 76504	069 00 0 050.00 and 069 00 0 238.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Horizon Investment Properties, LLC, a Tennessee limited liability company ("**Grantor**"), has this day bargained and sold, and by these presents does transfer and convey unto McLane/Suneast, Inc., a Texas corporation ("**Grantee**"), its successors and assigns, certain real estate situated in Davidson County, Tennessee and more particularly described on **Exhibit A** to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "**Property**").

The portion of the Property that is identified as parcel identification number 069 00 0 050.00 in the records of the Assessor of Property for Davidson County, Tennessee is improved property located at 3851 Industrial Parkway, Nashville, Tennessee 37218. The portion of the Property that is identified as parcel identification number 069 00 0 238.00 in the records of the Assessor of Property for Davidson County, Tennessee is unimproved property located at 3801 Industrial Parkway, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth

on **Exhibit B** to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 30th day of January, 2018.

GRANTOR:

HORIZON INVESTMENT PROPERTIES, LLC
a Tennessee limited liability company

By: _____
Thomas E. Bernard, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public with authority to act in the State and County aforesaid, Thomas E. Bernard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 30th day of January, 2018.

_____
Notary Public

My Commission Expires: 5.5.20



STATE OF Texas)
COUNTY OF Bell)

The actual consideration or value, whichever is greater, for this transfer is Ten Million Two Hundred Thousand and 00/100 Dollars ($10,200,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 26th day of January, 2018.

Notary Public

My Commission Expires: June 13, 2019

DORETHA L. FORD
Notary ID # 124590594
My Commission Expires
June 13, 2019

EXHIBIT A

Land in Davidson County, Tennessee, being Lots One and Two as shown on the Final Subdivision Plat of the Resubdivision of Lot 3, Hydes Ferry Pike Industrial Park of record as Instrument No. 20091109-0103424 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the property conveyed to Horizon Investment Properties, LLC by Special Warranty Deed from Browning-Ferris Industries of Tennessee, Inc. of record as Instrument No. 20061221-0157330 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable. (Affects Lots One and Two of the Property.)

2. Matters shown on the Final Subdivision Plat of the Resubdivision of Lot 3, Hydes Ferry Park Industrial Park of record as Instrument No. 20091109-0103424 in the Register's Office for Davidson County Tennessee. (Affects Lots One and Two of the Property.)

3. Deed restrictions set out in Exhibit B of Special Warranty Deed of record as Instrument No. 20061221-0157330 in the Register's Office for Davidson County, Tennessee. (Affects Lots One and Two of the Property.)

4. Easement No. 3 set out in Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record at Book 6733, Page 891, in the Register's Office for Davidson County, Tennessee. (Affects Lots One and Two of the Property.)

5. Perpetual easement for utility purposes set out in item 6 of Exhibit B of General Warranty Deed of record at Book 9882, Page 607, in the Register's Office for Davidson County, Tennessee over and across the portion of the Property described in Exhibit C of General Warranty Deed of record at Book 9882, Page 607, in the Register's Office for Davidson County, Tennessee. (Affects Lots One and Two of the Property.)

6. Deed of Conveyance for sewer line of record at Book 7097, Page 76, in the Register's Office for Davidson County, Tennessee. (Affects Lot Two of the Property.)

7. Stormwater Operation & Maintenance Agreement of record as Instrument No. 20080207-0012843 in the Register's Office for Davidson County, Tennessee. (Affects Lot One of the Property.)

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20071205-0140852 in the Register's Office for Davidson County, Tennessee. (Affects Lots One and Two of the Property.)

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20080207-0012857 in the Register's Office for Davidson County, Tennessee. (Affects Lot One of the Property.)

10. Rights of the railroad company servicing the railroad siding located on or abutting the southerly boundary of Lot One of the Property in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also rights of others entitled in and to the use thereof. (Affects Lot One of the Property.)