Bill Garrett Davidson County
Batch# 64340 DEEDWARRSP
03/02/2018 10:33:30 AM 6 pgs
Fees: $33.00 Taxes: $10,175.51
20180302-0019808

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
556 METROPLEX DRIVE, L.L.C. 102 Business Park Drive, Suite A Ridgeland, Mississippi 39157	Same	Map: 134 Parcel: 237

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **K3D 556 METROPLEX, LLC**, an Illinois limited liability company (the "Grantor"), as to an undivided 66 2/3% interest, has bargained and sold, and by these presents does transfer and convey unto **556 METROPLEX DRIVE, L.L.C.,** a Mississippi limited liability company (the "Grantee"), and Grantee's successors and assigns, Grantor's undivided percentage interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"):

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the Property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature to Follow)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 28th day of February, 2018.

GRANTOR:

K3D 556 METROPLEX, LLC,
an Illinois limited liability company

By: _____
Name: John E. Shaffer
Title: Manager

STATE OF Illinois)

COUNTY OF Cook)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John E. Shaffer, 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 manager of K3D 556 Metroplex, LLC, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of Feb., 2018.

_____
NOTARY PUBLIC

My Commission Expires:

_____

"OFFICIAL SEAL"
ALINA D ZAJ
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 08/29/2019

STATE OF Mississippi)

COUNTY OF Rankin)

The actual consideration or value, whichever is greater, for this transfer is $2,750,137.50.

Affiant John K. Ditto, III

Subscribed and sworn to before me this 28th day of February, 2018.

Notary Public

My commission expires May 13, 2020

STATE OF MISSISSIPPI
NICOLE F. STEWART
NOTARY PUBLIC
ID No. 89517
Commission Expires
May 13, 2020
RANKIN COUNTY

This instrument prepared by
And after recording return to:
Thomas C. Scott
Tune Entrekin & White OC
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

EXHIBIT A

LEGAL DESCRIPTION

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE LOCATED ON THE NORTHEASTERLY MARGIN OF METROPLEX DRIVE BEING LOT NO. 4 AS SHOWN ON THE PLAT OF METROPLEX OF RECORD IN BOOK 5200, PAGE 308, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF A CUL-DE-SAC AT THE TERMINUS OF METROPLEX DRIVE, SAID POINT BEING THE SOUTHWESTERN CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEASTERLY CORNER OF LOT NO. 5 OF PREVIOUSLY REFERENCED PLAT;

THENCE, LEAVING SAID CUL-DE-SAC WITH THE EASTERLY LINE OF LOT NO. 5 BELONGING TO METROPLEX 1984 WAREHOUSE, LTD. OF RECORD IN DEED BOOK 6461, PAGE 351, R.O.D.C., N 12°18'00" E, 285.51 FEET TO A POINT IN THE SOUTHERLY MARGIN OF CSX RAILROAD;

THENCE, WITH SAID MARGIN, S 77°42'00" E, 427.00 FEET TO AN IRON PIN;

THENCE, LEAVING SAID MARGIN, WITH THE WEST LINE OF LASZLO N. TAUBER, M.D. OF RECORD IN DEED BOOK 7739, PAGE 40, R.O.D.C., BEING LOT NO. 11 OF SECTION ELEVEN, METROPLEX, OF RECORD IN PLAT BOOK 6900, PAGE 362, R.O.D.C., S 12°18'00" W, 325.00 FEET TO A POINT;

THENCE, S 57°05'09" W, 177.83 FEET TO A POINT IN THE EASTERLY MARGIN OF METROPLEX DRIVE;

THENCE, WITH SAID MARGIN AND A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 14°03'14", A RADIUS OF 402.50 FEET AND A CHORD OF N 47°33'23" W, 98.48 FEET FOR AN ARC LENGTH OF 98.73 FEET TO A POINT;

THENCE, N 54°35'00" W, 129.86 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 41°24'21", A RADIUS OF 60.00 FEET AND A CHORD OF N 33°52'50" W, 42.42 FEET FOR AN ARC LENGTH OF 43.36 FEET TO A POINT;

THENCE, WITH A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 78°05'05", A RADIUS OF 60.00 FEET AND A CHORD OF N 49°20'59" W, 75.59 FEET FOR AN ARC LENGTH OF 81.77 FEET TO THE POINT OF BEGINNING, CONTAINING 159,573 SQUARE FEET OR 3.66 ACRES, MORE OR LESS, DESCRIBED ACCORDING TO THE ALTA/ACSM SITE IMPROVEMENT LOCATION SURVEY, DATED JUNE 29, 1998, AS REVISED SEPTEMBER 25, 1998, PREPARED BY WILLIAM C. COCKRILL, TENNESSEE NO. 1401, CRAWFORD LAND SURVEYORS P.C., 1929 21" AVENUE, SOUTH, NASHVILLE, TENNESSEE 37212.

BEING THE SAME PROPERTY CONVEYED TO 556 METROPLEX PARTNERS, AN ILLINOIS GENERAL PARTNERSHIP (33 1/3% UNDIVIDED INTEREST) AND KATHRYN B. SHAFFER AND MARTHA JANE LAVELLE, CO-TRUSTEES UNDER THE K-3D GRANTOR TRUST (66 2/3% UNDIVIDED INTEREST), BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 200710020117350, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID KATHRYN B. SHAFFER AND MARTHA JANE LAVELLE, CO-TRUSTEES UNDER THE K-3D GRANTOR TRUST HAVING SINCE CONVEYED ITS INTEREST TO K3D 556 METROPLEX, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201411250108374, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on plat of record in Book 5200, Page 308, in the Register's Office of Davidson County, Tennessee.

3. Rights of the Railroad Company to expand its right of way to its full charter width.

4. That portion of the land embraced within the bounds of any public road or thoroughfare.

5. Terms, conditions, and provisions of an unrecorded lease between First Industrial L.P., as Landlord, and EFT Sources, Inc., as Tenant, and all parties claiming thereunder, provided, however, this exception shall not modify any of the terms of the Assignment and Assumption of Lease between Grantor as Assignor, and Grantee as Assignee, dated as of the date hereof.

6. All matters disclosed by that certain ALTA/NSPS Land Title Survey of 556 Metroplex Drive dated February 27, 2018, File Number 3382104, prepared by Barge Waggoner Sumner & Cannon, Inc.

True Copy Certification

I, Tralyn McDowell, 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 Illinois

County of Kane

Personally appeared before me, Barbara M Kimberley a notary public for this county and state, Tralyn McDowell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara M Kimberley
Notary's Signature

My Commission Expires: 31 12/2019
Notary' Seal (if on paper)

OFFICIAL SEAL
BARBARA M. KIMBERLEY
Notary Public - State of Illinois
My Commission Expires 3/12/2019