This instrument was prepared by:
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Nashville, Tennessee 37219

Bill Garrett Davidson County
Batch# 83468 DEEDWARRSP
04/20/2018 04:09:30 PM 7 pgs
Fees: $38.00 Taxes: $1,850.00
20180420-0037651

SPECIAL WARRANTY DEED

FROM: WHIRLPOOL CORPORATION, a Delaware corporation ("Grantor")

TO: HENNESSEY DRIVE, LLC, a Tennessee limited liability company ("Grantee")

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
Hennessey Drive, LLC 782 Melrose Ave Nashville, Tennessee 37211-2151	Same	175 00 0 101.00

STATE OF Michigan)
)
COUNTY OF Berrien)

The actual consideration for this transfer is FIVE HUNDRED THOUSAND AND 00/100THS DOLLARS ($500,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18 day of April, 2018.

Notary Public
My Commission Expires: 12.21.2023

MICHELLE L LUCKER NOTARY PUBLIC STATE OF MICHIGAN COUNTY OF BERRIEN MY COMMISSION EXPIRES DEC 21, 2023

FOR AND IN CONSIDERATION OF the sum of FIVE HUNDRED THOUSAND AND 00/100THS DOLLARS ($500,000.00), the receipt and sufficiency of which are hereby acknowledged, WHIRLPOOL CORPORATION, a Delaware corporation, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto HENNESSEY DRIVE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain

tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1740 J.P. Hennessey Drive, in LaVergne, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically 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 Grantee, its, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, 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 whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES APPEAR ON FOLLOWING PAGE]

Witness my hand as of this 20 day of April, 2018.

GRANTOR:

WHIRLPOOL CORPORATION,
a Delaware corporation

By: _____

Name: LEE R. UTKE
(please print)

Title: Sr Dir, Global Corp. RE.

STATE OF Michigan)
COUNTY OF Berrien)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lee R. Utke, 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 Sr Director, Global RE of Whirlpool Corporation, a Delaware corporation, the within named bargainor, and that as such officer executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office, this 18 day of April, 2018.

_____
Notary Public

My Commission Expires: 12-21-2023

MICHELLE L LUCKER NOTARY PUBLIC STATE OF MICHIGAN COUNTY OF BERRIEN MY COMMISSION EXPIRES DEC 21, 2023

4/13/18
NASHVILLE 31682-43 636788v3

EXHIBIT A

PROPERTY DESCRIPTION

Situated in the Second Civil District, Metropolitan Nashville-Davidson County, Tennessee, and beginning at a concrete monument on the East margin of J.P. Hennessey Drive at the Northwest corner of Blake Steel Service, Inc. as evidenced in Deed Book 5832, Page 419, R.O.D.C., TN (Lot 1, Section 30, Interchange City Industrial Park, Book 5190, Page 555, R.O.D.C., TN), thence;

1) N 05° 46' 09" E, a distance of 779.00' with the East margin of J.P. Hennessey Drive (a 60' dedicated but unimproved right-of-way) to an iron pin in the center of a drain-age ditch, the Northerly terminus of J.P. Hennessey Drive, thence;

2) N 84° 13' 51" W, a distance of 685.83' with the Northerly terminus of J.P. Hennessey Drive and the North line of the Castner-Knott Dry Goods Company property as evidenced in Deed Book 4800, Page 988, R.O.D.C., TN, also with the center of a drainage ditch to an iron pin, the Southeast corner of Heil Quaker Corporation, Inc. property as evidenced in Deed Book 5206, Page 918, R.O.D.C., TN, thence;

3) N 05° 46' 35" E, a distance of 805.66' with Heil Quaker's East line to an iron, pin, thence;

4) N 48° 35' 28" E, a distance of 123.00' with Heil Quaker's East line to an iron pin, thence;

5) N 76° 15' 50" E, a distance of 223.48' with Heil Quaker's East line to a painted "X" on a rock on the Southerly right-of-way of the Nashville, Chattanooga and St. Louis Railroad main line (a 100' right-ofway), thence;

6) S 73° 59' 25" E, a distance of 2229.98' with the South right-of-way (50' from the center line) of the N.C. & St. L. Railroad main line to an iron pin, the Northwest corner of the Tennessee Farmers Cooperative, Inc. property as evidenced in Deed Book 117, Page 369, R.O.R.C., TN, thence;

7) S 05° 29' 48" W, a distance of 110.00' to a point in the center of Hurricane Creek, the Davidson-Rutherford County line, said point being the Northerly corner of Tract #1 (as described in conveyance dated November 12, 1968, and of record in Deed Book 4285, Page 580 of the Register's Office of Davidson County, Tennessee ("Tract #1")), thence with the Westerly line of Tract #1;

8) S 60° 11' 47" W, a distance of 89.29' with the center of Hurricane Creek to a point, thence;

9) S 51° 15' 38" W, a distance of 337.18' with the center of Hurricane Creek to a point, thence;

10) S 43° 06' 43" W, a distance of 643.82' with the center of Hurricane Creek to a point, thence;

11) S 24° 39' 25" W, a distance of 450.87' with the center of Hurricane Creek to a point, the Southwest corner of Tract #1 and the Northwest corner of Arrow Industries as evidenced in Deed Book 316, Page 144, R.O.R.C., TN, thence;

12) S 24° 34' 04" W, a distance of 17.22' with the center of Hurricane Creek, the Davidson-Rutherford County line to a point, the Northeast corner of Blake Steel Service, Inc., thence;

13) N 84° 13' 51" W, a distance of 948.40', passing an iron pin witness point at 44.98', with the North line of Blake Steel Service, Inc. to the point of beginning and containing 62.32 acres.

Included in the foregoing description, but expressly excluded therefrom, is the following property conveyed to LDP, Inc. by Deed of record in Book 8343, Page 408, in the Register's Office of Davidson County, Tennessee:

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located North of the terminus of J. P. Hennessey Drive, South of the CSX Transportation Railroad and West of Hurricane Creek and being more particularly described as follows:

BEGINNING at a point at the terminus of the Easterly margin of J. P. Hennessey Drive, said point being Northerly 1,939.08 feet from the Northerly margin of Corporate Place, as extended;

THENCE, leaving said margin with the terminus of said drive and a portion of the Northerly line of Lot No. 1 as shown on the plan of Section 14, Interchange City Industrial Park as of record in Book 4675, Page 98, R.O.D.C. N 84° 13' 51" W 685.83 feet to a point;

THENCE, leaving said line N 05° 46' 35" E 805.66 feet to a point;

THENCE, N 48° 35' 28" E 123.00 feet to a point;

THENCE, N 76° 15' 50" E 223.48 feet to a painted cross on a rock in the Southerly margin of the CSX Transportation Railroad;

THENCE, with said margin S 73° 59' 25" E, 2,229.98 feet to a point;

THENCE, leaving said margin S 05° 29' 48" W 110.00 feet to a point in the centerline of Hurricane Creek;

THENCE, with said centerline with a severance line the following calls:

S 60° 11' 47" W 89.29 feet to a point;
S 51° 15' 38" W 337.18 feet to a point;
S 43° 06' 43" W 221.04 feet to a point;

THENCE, leaving said centerline N 84° 13' 51" W 1356.35 feet to the Point of Beginning.

Containing 1,848,463 square feet, or 42.43 acres, more or less.

Being a portion of the property conveyed to Whirlpool Corporation, a Delaware corporation, by Deed from The University of Tennessee, a public educational corporation of the State of Tennessee, of record in Book 7538, Page 614, in the Register of Deeds Office of Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2018 and subsequent years, a lien not yet due and payable.

2. Easement from McDowell Development Corporation and The University of Tennessee to The Firestone Tire & Rubber Company, of record in Book 4626, Page 224; as affected by Confirmation of Easement Rights in Book 7781, Page 988, in the Register's Office of Davidson County, Tennessee.

3. Easement Deed and Conveyance of Water-Sewer Facilities from McDowell Development Corporation to First Suburban Water Utility of Davidson County, Tennessee (Radnor Water District), of record in Book 4699, Page 585, in the Register's Office of Davidson County, Tennessee.

4. Easement from University of Tennessee to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4641, Page 304, in the Register's Office of Davidson County, Tennessee.

5. Easement from The University of Tennessee and Rebel Steel, Inc. to The Castner-Knott Dry Goods Company, of record in Book 7297, Page 388, in the Register's Office of Davidson County, Tennessee.

6. Grant of Easement from The University of Tennessee and McDowell Development Corporation to Morco Industries, Inc., of record in Book 5679, Page 844, in the Register's Office of Davidson County, Tennessee.

7. Easement for the flow of the waters of Hurricane Creek, and the rights of the public therein.

8. Rights of upper and lower riparian owners to the flow of the waters of Hurricane Creek, free from diminution or pollution.

9. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Hurricane Creek.

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

11. All matters shown on ALTA/NSPS Land Title Survey made by J. Alan Cummings, Crawford & Cummings, P.C., RLS No. 2351, on January 2, 2018, last revised April 2, 2018, designated Job Number 17-122.

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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, 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.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

