THIS INSTRUMENT PREPARED BY:

Karen B. Simons, Esq.
GE Global Operations – Properties
1 River Road
Building 5 – 7W
Schenectady, NY 12345

Bill Garrett Davidson County
Batch# 133416 DEEDWARRSP
08/27/2018 09:18:30 AM 6 pgs
Fees: $33.00 Taxes: $2,540.05
20180827-0084435

New Owner's Address:

Hennessey Drive, LLC
Attn: Randy Wolcott
782 Melrose Avenue
Nashville, TN 37211

Send Tax Bills To:

Same Address

Tax Account No.
13309001100

SPECIAL WARRANTY DEED

IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GENERAL ELECTRIC COMPANY**, a New York corporation ("Grantor"), does hereby sell, transfer and convey unto **479 MCNALLY, LLC**, a Tennessee limited liability company ("Grantee"), certain real property and all improvements thereon and appurtenances thereunto belonging located in the City of Nashville, County of Davidson and State of Tennessee, more particularly described on Exhibit "A", attached hereto an made a part hereof (the "Property"). This conveyance is subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said Property unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of the Property; Grantor has full power and lawful authority to sell and convey the Property; and Grantor will forever warrant and defend the title to the Property conveyed hereby against all persons claiming the same from, through or under it, but not further or otherwise.

The remainder of this page is intentionally left blank.
Signatures appear on the following page.

IN WITNESS WHEREOF, Grantor has executed this conveyance as of the 23rd day of August, 2018.

GRANTOR:

GENERAL ELECTRIC COMPANY,
a New York corporation

By: _____
Marian E. Whiteman
Delegated Signatory

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

Before me, Gale Hawks, of the state and county aforesaid, personally appeared Marian E. Whiteman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Delegated Signatory of General Electric Company, the within named bargainor, a corporation, and that she as such delegated signatory, being authorized so to do, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation by himself as such delegated signatory.

WITNESS my hand and seal at an office in Norwalk, Connecticut, this 23rd, day of August, 2018.

_____
Notary Public Gale Hawks
Commission Expires: 4-30-23

GALE H. HAWKS
NOTARY PUBLIC
MY COMMISSION EXPIRES APR. 30, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whoever is greater, is $686,500.00, which amount is equal to or greater than the amount which the Property transferred would command at a fair and voluntary sale.

Randy Wolcott
AFFIANT – Grantee

Subscribed and sworn to before me on this 23rd day August, 2018.

Colleen Quinn
Notary Public
My Commission Expires: March 10, 2019

COLLEEN QUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 42, on the Plan of Section 15, Allied Industrial Park, as shown on plat of record in Plat Book 4470, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to General Electric Company, a New York corporation by Warranty Deed of record in Book 5814, Page 185, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Taxes for the year 2018, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4470, Page 40, Register's Office for Davidson County, Tennessee.

3. Notice of Hazardous Substance Site of record in Book 7802, Page 287, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictive Covenants of record in Book 11391, Page 554, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. All matters as shown on survey prepared by Angel Johnson, R.L.S. # 2848, Hopkins Surveying Group, Chattanooga, Tennessee, dated December March 28, 2018, last revised April 6, 2018, DWG No. 2018-89-3, including:
   a. all utility and drainage lines with poles, meters, valves, and other appurtenances;
   b. all setbacks; and
   c. encroachment of curb and asphalt from adjoining property onto the subject property.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC

BRINA MATHIS

WILLIAMSON COUNTY