Karen Y Johnson Davidson County
Batch# 137710 DEEDWARRSP
09/06/2018 03:49:30 PM 6 pgs
Fees: $33.00 Taxes: $31,672.00
20180906-0088532

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Skywater-Nashville, LLC Attention: John W. H. Michel One R. E. Michel Drive Glen Burnie, MD 21060	Map 095-130 Parcel 017.00	Same as New Owner

This instrument prepared by:
Matthew T. Harris
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
211 Commerce Street, Suite 800, Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WAR EAGLE 1 PARTNERSHIP, a Tennessee general partnership** ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **SKYWATER-NASHVILLE, LLC, a Tennessee limited liability company** ("Grantee"), Grantee's successors and assigns, of certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 720 Massman Drive, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record and those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Except for the Permitted Exceptions, Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise.

When Recorded Return To: M. Stanley
First American Title Insurance Company
National Commercial Services
401 E. Pratt Street, Suite 323
Baltimore, MD 21202
File No: NCS 911068

4824-5374-8079 v2

2934200-000004 08/17/2018

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 17 day of August, 2018, to be effective August 17, 2018.

WAR EAGLE 1 PARTNERSHIP,
a Tennessee general partnership

By: Randy J Wolcott
Name: Randy J Wolcott
Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Randy J Wolcott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Managing Partner of **WAR EAGLE 1 PARTNERSHIP** the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Managing Partner.

WITNESS my hand and seal at office, on this 17th day of 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

4824-5374-8079
2934200-000004

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $8,560,000.00.

Affiant

Sworn to and subscribed before me this 17th day of August, 2018.

Notary Public

[SEAL]

SANDRA J. ABERNATHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

My Commission Expires: 5/2/22

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2934200-000004 08/17/2018

EXHIBIT A

Description of the Property

Land situated in the County of Davidson, State of Tennessee, being more particularly described as follows:

Being Lot No. 22 on the Revised Metropolitan Industrial Park, Section 17, as of record in Book 4470, page 112, Register's Office for Davidson County, Tennessee to which reference is made.

Being the same property conveyed to War Eagle 1 Partnership, a Tennessee general partnership, by deed from Sherry C. Arledge, Successor Trustee of the Land Trust Agreement dated November 16, 2004, of record as Instrument No. 20160728-0077519, Register's Office for Davidson County, Tennessee and by deed from Daniel Porto Brown and Louise Short Whitaker, Co-Trustees of The Hunter Baird Short Revocable Trust dated July 29, 2014, of record as Instrument No. 20160728-0077521, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

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

2. All matters as shown on that certain plat of record in Plat Book 4470, page 112, Register's Office for Davidson County, Tennessee.

3. T.V.A. Easements of record in Book 437, page 28 and 49, said Register's Office.

4. Electric Power Board easement of record in Book 2017, page 589, said Register's Office.

5. Right of Way Easement of record in Book 4947, page 542, as affected by Advance Construction Damage Release of record in Book 4947, page 545, said Register's Office.

6. Terms and provisions of that certain unrecorded lease between War Eagle 1 Partnership, as landlord, and Baker Distributing Company LLC, as tenant.

7. Rights of the railroad company to expand its right of way to its full charter width.

True Copy Certification

I, THOMAS R. BARTH, do hereby make oath that I am a 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.

Thomas R. Barth
Signature

State of Maryland
~~County~~ C.t. of Baltimore

Personally appeared before me, Mark P. Stanley, a notary public for this county and state, Thomas R. Barth 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: 10/19/2018
Notary' Seal (if on paper)

