Karen Y Johnson Davidson County
Batch# 156985 DEEDWARRSP
11/06/2018 09:57:30 AM 8 pgs
Fees: $43.00 Taxes: $7,690.08
20181106-0109819

File No.

SPECIAL WARRANTY DEED	STATE OF COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. Notary Public MY COMMISSION EXPIRES: . (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Simpson Thacher & Bartlett LLP, 425 Lexington Avenue, New York, NY 10017, Attn: Elaine A. Cronin

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		000096935
CMC Steel US, LLC	CMC Steel US, LLC	
		13215004700
6565 North MacArthur Boulevard, Suite 800	6565 North MacArthur Boulevard, Suite 800	
		13215004700 P
Irving Texas 75039	Irving Texas 75039	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GERDAU AMERISTEEL US INC.**, A FLORIDA CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CMC STEEL US, LLC**, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit "A".

TOGETHER with all improvements, buildings and fixtures thereon, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of GRANTOR in and to any minerals, utilities, streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, collectively, the "**Property**")

unimproved ☐

This is improved X property, known as 4280 (House Number) Sidco Drive (Street) (P.O. Address) Nashville (City or Town) 37204 (Postal Zip)

This deed is executed and delivered subject to those matters described in **Exhibit B** attached hereto and made a part hereof, to the extent that such matters are valid and in force and affect title to the Property, provided that reference to any matter shall not operate to ratify or reimpose such matter (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEE, its successors and assigns, as the case may be, in fee simple forever; and GRANTOR does hereby bind GRANTOR and GRANTOR's successors, to Warrant and Forever Defend all and singular the said Property unto the said GRANTEE, its successors and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under GRANTOR, but not otherwise.

AND, GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of the Property in fee simple and that the GRANTOR has good right and lawful authority to sell and convey the Property.

Wherever 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 on Following Page]

To become effective on November 5, 2018.

GRANTOR:

GERDAU AMERISTEEL US INC.,
a Florida Corporation

By: _____
Name: Chia Yuan Wang
Title: President

STATE OF Florida

COUNTY OF Hillsborough

Before me, the undersigned Notary, personally appeared Chia Yuan Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Gerdau Ameristeel US Inc., a Florida corporation, the within named bargainor, a corporation, and that he/she, as such officer of Gerdau Ameristeel US Inc., executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, at office in Tampa, FL, this 18th day of October, 2018.

Danielle Tawes
NOTARY PUBLIC

My Commission expires: 10/22/2019

AFTER RECORDING RETURN TO:

DANIELLE TAWES
Notary Public - State of Florida
Commission # FF 930115
My Comm. Expires Oct 22, 2019
Bonded through National Notary Assn.

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on a map showing Resubdivision of Sections 2 and 3, Radnor Industrial Subdivision; as of record in Book 4660, page 57, Register's Office for said County, described as follows:

BEGINNING on the Easterly margin of Sidco Drive at the Northwest corner of Tract No. 2 conveyed to The Builders Co. by deed from Carl J. Batson and wife, of record in Book 3220, page 424, said Register's Office; thence with the Northerly line of said property, North 80 deg. 32 min. East, 196.78 feet to a concrete monument, said concrete monument being 30 feet Westerly at right angles from a point in the centerline of the Freight Main Track of the Louisville and Nashville Railroad Company; thence North 10 deg. 29 min. West along a line 30 feet Westwardly from and parallel to said centerline of Freight Main Track a distance of 599.93 feet to a concrete monument; thence South 80 deg. 24 min. West, 20 feet to a point 50 feet Westwardly at right angles from the centerline of said Railroad Company's Freight Main; thence North 10 deg. 29 min. West and 50 feet Westwardly from and parallel to the centerline of Freight Main, 288.86 feet to a point; thence North 10 deg. 29 min. West, 483 feet to a point; thence North 82 deg. 57 rain. West, 85.19 feet to the Easterly margin of Sidco Drive; thence Southwestwardly along a curve 506.47 feet to a concrete monument, the chord of said curve bears South 3 deg. 14 min. East with a distance of 506.20 feet, thence southeastwardly along a curve a distance of 293.67 feet, the chord of said curve bears South 6 deg. 15 min. East with a distance of 293.65 feet; thence Southwardly along the East line of Sidco Drive, which is a curve to the left having a radius of 2276.84 feet, a distance of 114 feet to a concrete monument; thence South 9 deg. 47 min. East, 485.71 feet to the BEGINNING.

Being the same property conveyed to Florida Steel Corporation, a Florida corporation by Warranty Deed dated 02/27/1987 from Blue Tee Corp., f/k/a Gold Fields American Industries, Inc., successor by merger to Steel Service Company, a corporation organized and existing under the laws of the State of Maine of record in Book 7159, Page 771, Register's Office for Davidson County, Tennessee. The said Florida Steel Corporation, a Florida corporation is now known as Gerdau Ameristeel, US, Inc., a Florida corporation.

EXHIBIT B
Permitted Exceptions

1. County of Davidson taxes for the year 2018 and subsequent years, a lien not yet due or payable.

2. Subject to rights of others in possession under the terms and conditions contained in the Lease of record in Book 7337, Page 294, said Register's Office.

3. Subject to rights of others in possession under the terms and conditions contained in the Lease of record in Book 7662, Page 827, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 7993, Page 357, Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in possession under the terms and conditions contained in the Lease of record in Instrument 20010309-0022850, as extended by Rider #2 dated 12/6/2016 (not of record), Register's Office for Davidson County, Tennessee.

6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.

STATE OF TEXAS

COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $2,078,400.00.

[Signature and acknowledgement page to follow]

AFFIANT:

CMC STEEL US, LLC,
a Delaware limited liability company

By: _____
Name: Jody K. Absher
Title: Assistant Secretary

Subscribed and sworn to before me, this the 19th day of October, 2018.

_____
Notary Public

My Commission expires: 6/18/21

DANNA CARY
MY COMMISSION EXPIRES
JUNE 18, 2021
NOTARY ID: 12369901

(Signature Page to Tennessee Consideration Affidavit)

4280 Sidco Drive
Nashville, TN 37204

True Copy Certification

I, Julie Read, do hereby make oath that I am 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.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY