This Instrument Prepared By:
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2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 189542 DEEDWARRSP
01/30/2019 08:36:30 AM 7 pgs
Fees: $38.00 Taxes: $12,580.00
20190130-0008689

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Equipment Finders, Inc. of Tennessee 501 Davidson Street Nashville, Tennessee 37213	[SAME]	09308008500; 09308009300; 09308001400; 09308008700; 09308008600; 09308008900.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TOWER ASSETS, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **EQUIPMENT FINDERS, INC. OF TENNESSEE**, a Tennessee corporation ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is improved real property located at 0 South 5th Street, 499 Davidson Street, 490 Crutcher Street, 0 Davidson Street, 483 Davidson Street, and 0 Crutcher Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $3,400,000.00.

Affiant

Subscribed and sworn to before me this the 29 day of January, 2019.

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 29 day of January, 2019.

GRANTOR:

TOWER ASSETS, LLC, a
Delaware limited liability company

By: Tower Investments, LLC
Its: Sole Member

By: Tower Management Group, Inc.
Its: Manager

By: _____
Stephen Marks, Jr., SVP and Secretary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF YOLO)

On Janaury 28, 2019, before me, Jocelyn Hernandez-Roper, notary public, personally appeared Stephen Marks, Jr. who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by on his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J Hernandez-Roper

Commission Expires May 13, 2020

Notary Seal

JOCELYN M. HERNANDEZ-ROPER
Notary Public - California
Yolo County
Commission # 2152878
My Comm. Expires May 13, 2020

EXHIBIT "A"

TRACT I

Parcel 85.00

Being a tract of land lying in the First Civil District of Davidson County, Tennessee, with said tract of property being further described as follows:

Starting at an iron pin being located at the common southerly right of way margin of Crutcher Street and the westerly right of way margin of South Fifth Street and proceeding along said Crutcher Street right of way margin S 79° 43' W a distance of 135.00 feet to an iron pin, being the point of beginning; thence along a line S 18° 31 E a distance of 214.82 feet to an iron pin, thence along a line of S 10° 51' 30" W a distance of 42.45 feet to an iron pin; thence along a line S 77° 09' 30" E a distance of 25.0 feet to an iron pin, thence along a line S 18° 25' 19" a distance of 214.08 feet to an iron pin located in the northerly right of way margin of Davidson Street, thence along said right of way margin N 85° 24' W a distance of 223.95 feet to an iron pin being located in the easterly right of way margin of Interstate 40; thence with said right of way N 10° 07' 46" W a distance of 173.58 feet to a concrete monument, thence continuing along said margin along a line N 25° 38' 18" W a distance of 155.03 feet to an iron pin, thence continuing along said margin along a line N 6° 57' 08" E, a distance of 98.01 feet to an iron pin located in the southerly right of way margin of Crutcher Street, thence along said margin along a line N 79° 43' E a distance of 158.55 feet to the point of beginning and containing 1.95 acres more or less.

INCLUDED but EXCLUDED from the above described:

That certain parcel deeded to Fred C. Martin and Glenn O. Garrett, of record in Book 5796, page 979, in the Register's Office for Davidson County, Tennessee.

TRACT II

Parcel 93.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the Resubdivision of Part of Lot No. 10 of D. B. Coopers Addition to East Nashville of record in Plat Book 57, page 154, Register's office for Davidson County, Tennessee and is now called the Fleming Property which is of record as Instrument No. 20060124-0009099, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

TRACT III

Parcel 14.00

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Re-subdivision of Part of Lot
No. 10 of D. B. Coopers Addition to East Nashville of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee and is now called the Fleming Property which is of record as Instrument No. 20060124-0009099, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

TRACT IV

Parcel 87.00

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod being located at the intersection of the northerly right-of-way line of Davidson Street, width varies and the easterly right-of-way line of Interstate 24/65, said existing iron rod being located at Northing: 666,183.96; Easting; 1,744,141.41' pm the State Plane Coordinate System NAD83 (1995);

Thence leaving in the northerly right-of-way line of Davidson Street, with the easterly right-of-way line of Interstate 24/65, North 10° 02' 48" West, 85.57 feet to a point, at a corner common with the property of Fred C. & Doris M. Martin as of record in Deed Book 9549, Page 984, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Interstate 24/65, with the southerly property line of North 59° 25' 03" East, 197.59 feet to a point, in the westerly property line of Nashville Holdings, LLC, as of record in Instrument No. 20070925-0113972, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Nashville Holdings, LLC, South 18° 29' 31" East, 214.08 feet to an iron rod set, at a corner common with Nashville Holdings, LLC, as of record in Instrument No. 200801170005630, at the Register's Office for Davidson County, Tennessee, in the northerly right-of-way line of Davidson Street;

Thence with the northerly right-of-way line of Davidson Street, North 85° 19' 35" West, 223.82 feet to the POINT OF BEGINNING. Containing 29,973 square feet or 0.687 acres more or less.

TRACT V

Parcels 86.00 and 89.00

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a pk nail set, at the intersection of the southerly right-of-way line of Crutcher Street, 50 feet in width, at the easterly right-of-way line of Interstate 24/65, width varies;

Thence leaving the southerly right-of-way line of Interstate 24/65, South 07° 31' 24" West, 97.73 feet to an iron rod set;

Thence South 25° 33' 20" East, 126.83 feet to a point at a corner common with the property of Ora Fleming Pendleton, as of record in Deed Book 7513, page 265, at the Register's Office for Davidson County, Tennessee, and being the TRUE POINT OF BEGINNING:

Thence leaving the easterly right-of-way line of Interstate 24/65, with the southerly property line of Ora Fleming Pendleton, North 58° 22' 27" East, 188.65 feet to an existing railroad spike in the westerly property line of Nashville Holdings LLC, as of record in Instrument No. 20070925-0113972, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Nashville Holdings, LLC, South 18° 17' 57" East, 71.96 feet to an existing iron rod;

Thence South 77° 06' 15" East, 32.63 feet to an existing iron rod;

Thence South 12° 47' 42" West, 34.70 feet to an existing iron rod;

Thence North 78° 07' 15" West, 11.07 feet to an "X" concrete, at a corner common with the property of Kenneth H. Martin, as of record in Instrument No. 20050729-0089042, in the Register's Office for Davidson
County, Tennessee;

Thence with the northerly property line of Kenneth H. Martin, South 59° 25' 03" West, 197.59 feet to the point in the easterly right-of-way line of Interstate 24/65;

Thence with the easterly right-of-way line of Interstate 24/65, North 10° 02' 48" West, 88.01 feet to an "X" in concrete;

Thence North 25° 30' 20" West, 28.20 feet to the POINT OF BEGINNING. Containing 22,036 square feet or 0.506 acres more or less.

Being the same property conveyed to Tower Assets, LLC, a Delaware limited liability company by deed from Nashville Holdings, LLC, a Minnesota limited liability company of record in Instrument No. 201601050000692, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

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

2. All matters shown on the plat of record in Book 57, Page 154, in the Register's Office for Davidson County, Tennessee.

3. All matters shown on the plat of record in Instrument No. 200601240009099, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8608, page 127, in the Register's Office for Davidson County, Tennessee.

5. Easements contained in Deed of record in Book 7674, page 316 and Book 9549, page 985, in the Register's Office for Davidson County, Tennessee.

6. Easement(s) of record in Instrument No. 200505130054294, in the Register's Office for Davidson County, Tennessee.

7. Easement Contract between Nashville Holdings, LLC, Fred C. Martin and wife, Doris M. Martin and Kenneth H. Martin of record in Instrument No. 200806050057883, in the Register's Office for Davidson County, Tennessee.

8. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between M & M Oil Company, Inc. and Kimbro Oil Company, of record in Book 11099, Page 598, in the Register's Office of Davidson County, Tennessee.

9. Lack of access to and from a controlled access highway, I-65, I-24 and/or I-40.

10. Location of railroad tracts onto the Property and the rights of the railroad company servicing the railroad siding located on the insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof, including the right of the railroad to expand its right of way to its full charter width.

11. Any portion of the Property embraced within the bounds of any public road or thoroughfare.

12. Rights of parties in possession not shown by the public record.

13. Matters that would be disclosed by a current and accurate survey and inspection of the Property.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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: 6/21/2021

Notary Seal:

