Karen Johnson Davidson County
Batch# 227643 DEEDWARRSP
05/08/2019 03:55:30 PM 17 pgs
Fees: $88.00 Taxes: $28,490.00
20190508-0043337

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAPS & PARCELS:
DP 112, LLC c/o Diamond Properties, LLC 333 North Bedford Road, Suite 145 Mount Kisco, New York 10549 Attn: Jim Diamond	SAME	044-050-237.00 044-050-236.00 044-010-025.00 044-050-055.00 044-050-054.00 044-050-056.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ERIC J. BAURLE, PAUL BUDSLICK, JIM CROSSMAN, TRUITT C. ELLIS, BRENT PENNINGTON, and KARL PETERS, all as tenants in common** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **DP 112, LLC**, a Delaware limited liability company (the "Grantee"), its successors and assigns all of its right, title and interest in and to that certain real estate in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through Grantors, but not further or otherwise.

Grantors further warrant that the above described real estate is not, nor has it ever been, the principal place of residence of any of the Grantors or any spouse of any of the Grantors.

Whenever 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 Page to Follow)

IN WITNESS WHEREOF, the Grantors have executed this instrument effective as of May 8th, 2019.

GRANTORS:

ERIC J. BAURLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared ERIC J. BAURLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 6th day of May, 2019.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Notary Public

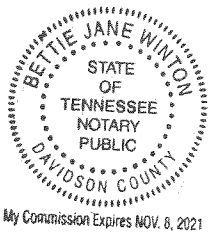
My Commission Expires: 11/8/21

PAUL BUDSLICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared PAUL BUDSLICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 16th day of May, 2019.



Notary Public

My Commission Expires: 11/8/21

JIM CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared JIM CROSSMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 6th day of May, 2019.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Notary Public

My Commission Expires: 11/8/21

TRUITT C. ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared TRUITT C. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 6th day of May, 2019.



Notary Public

My Commission Expires: 11/8/21

BRENT PENNINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared BRENT PENNINGTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 6th day of May, 2019.



Notary Public

My Commission Expires: 11/8/21

KARL PETERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared KARL PETERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 7th day of May, 2019.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Notary Public

My Commission Expires: 11/8/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,700,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

AFFIANT

Subscribed and sworn before me this 8th day of May, 2019.

Notary Public

My Commission expires: 08-01-2020

FATIMA ARASH
NOTARY PUBLIC-STATE OF NEW YORK
No. 02AR6345791
Qualified In Queens County
My Commission Expires 08-01-2020

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

PARCEL ONE:

THE SIX TRACT NUMBERS BELOW CORRESPOND TO THE TRACT NUMBERS SHOWN ON THE SURVEY BY JAMES TERRY & ASSOCIATES LAND SURVEYORS, JOB #2016-326 DATED MAY 25, 2016 BY JAMES G. TERRY, TN RLS #2287

TRACT NO. 1: M/P 044-050-237.00
A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 237.00 ON DAVIDSON COUNTY TAX MAP NO. 44-05, BEING BOUNDED ON THE NORTH BY CHARRON & WILLIAMS PARTNERSHIP, ON THE EAST BY SWINGING BRIDGE ROAD, ON THE SOUTH BY THE REMAINING LANDS OF McCLENDON AND ON THE WEST BY THE LOUISVILLE AND NASHVILLE RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE EASTERLY RIGHT-OF-WAY LINE OF SWINGING BRIDGE ROAD, A 50-FOOT PUBLIC RIGHT-OF-WAY, AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO CHARRON & WILLIAMS PARTNERSHIP AS OF RECORD IN INSTRUMENT NO. 20120517-0043005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

1. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SWINGING BRIDGE ROAD, SOUTH 44 DEGREES 16 MINUTES 06 SECONDS EAST, 440.00 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY PROPERTY CORNER OF PARCEL 55.00 ON DAVIDSON COUNTY TAX MAP 44-05; THENCE,

2. LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SWINGING BRIDGE ROAD AND WITH THE NORTHERLY PROPERTY LINE OF PARCEL 55.00, SOUTH 46 DEGREES 28 MINUTES 58 SECONDS WEST,

72.60 FEET TO AN IRON ROD (NEW) ON THE EASTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE,

3. WITH THE EASTERLY MARGIN OF SAID LOUISVILLE AND NASHVILLE RAILROAD, NORTH 44 DEGREES 15 MINUTES 16 SECONDS WEST, 436.40 FEET TO AN IRON ROD (NEW), BEING A SOUTHWESTERLY PROPERTY CORNER OF SAID CHARRON & WILLIAMS PARTNERSHIP PROPERTY; THENCE,

4. WITH THE SOUTHERLY PROPERTY LINE OF SAID CHARRON & WILLIAMS PARTNERSHIP PROPERTY, NORTH 43 DEGREES 38 MINUTES 30 SECONDS EAST. 72.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 31,790 SQUARE FEET OR 0.730 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND

DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

TRACT NO. 4: M/P 044-050-236.00

A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 236.00 ON DAVIDSON COUNTY TAX MAP 44-05, BEING BOUNDED ON THE NORTH BY THE REMAINING LANDS OF McCLENDON AND SCENIC VIEW SUBDIVISION, ON THE EAST BY THE LOUISVILLE AND NASHVILLE RAILROAD, ON THE SOUTH BY THE REMAINING LANDS OF INDUSTRIAL LEASING CORPORATION AND ON THE WEST BY SCENIC VIEW SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF LOT 36 OF SCENIC VIEW SUBDIVISION, NOT OF RECORD; SAID CONCRETE MONUMENT DING IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO FELLER BROWN AS OF RECORD IN INSTRUMENT NO. 20000531-0053991, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CONCRETE MONUMENT ALSO BEING THE NORTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE SOUTHERLY PROPERTY LINE OF SAID FELLER BROWN, IN PART, NORTH 43 DEGREES 38 MINUTES 30 SECONDS EAST, 512.44 FEET TO AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE,

2. WITH THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD, IN PART, SOUTH

44 DEGREES 15 MINUTES 16 SECONDS EAST, 434.91 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY PROPERTY CORNER OF THE REMAINING LANDS OF INDUSTRIAL LEASING CORPORATION AS OF RECORD IN BOOK 3937, PAGE 765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

3. LEAVING THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD, AND WITH THE NORTHERLY PROPERTY LINE OF SAID INDUSTRIAL LEASING CORPORATION, SOUTH 46 DEGREES 28 MINUTES 58 SECONDS WEST, 513.33 FEET TO AN IRON ROD (NEW) IN THE EASTERLY BOUNDARY LINE OF SAID SCENIC VIEW SUBDIVISION; THENCE,

4. WITH THE EASTERLY BOUNDARY LINE OF SAID SCENIC VIEW SUBDIVISION, IN PART, NORTH 44 DEGREES 05 MINUTES 12 SECONDS WEST, 409.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 216,458 SQUARE FEET OR 4.969 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

TRACT NO. 5: M/P 044-010-025.00

A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 25.00 ON DAVIDSON COUNTY TAX MAP NO. 44-01, BEING BOUNDED ON THE NORTH AND EAST BY CHARRON & WILLIAMS PARTNERSHIP, ON THE SOUTH BY THE REMAINING LANDS OF McCLENDON AND ON THE WEST BY SCENIC VIEW SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF LOT NO. 36 OF SCENIC VIEW SUBDIVISION, NOT OF RECORD; SAID CONCRETE MONUMENT ALSO BEING IN THE SOUTHERLY PROPERTY LINE OF LOT 35 OF SAID SCENIC VIEW SUBDIVISION; THENCE,

A. WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 35, IN PART, NORTH 43 DEGREES 38 MINUTES 30 SECONDS EAST, 151.44 FEET TO A CONCRETE MONUMENT (OLD), BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE EASTERLY PROPERTY LINE OF SAID LOT 35, IN PART, NORTH 44 DEGREES 23 MINUTES 04 SECONDS WEST, 40.02 FEET TO AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO CHARRON & WILLIAMS PARTNERSHIP AS OF RECORD IN INSTRUMENT NO. 20120517-0043005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. WITH THE SOUTHERLY PROPERTY LINE OF SAID CHARRON & WILLIAMS PARTNERSHIP, NORTH 43 DEGREES 38 MINUTES 30 SECONDS EAST, 361.00 FEET TO AN IRON ROD (NEW) IN THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE,

3. WITH THE WESTERLY MARGIN OF SAID LOUISVILLE AND NASHVILLE RAILROAD, IN PART, SOUTH 44 DEGREES 23 MINUTES 04 SECONDS EAST, 40.02 FEET TO AN IRON ROD (NEW) AT A NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO ROBERT D. McCLENDON, TRUSTEE AS OF RECORD IN BOOK 5235, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

4. WITH THE NORTHERLY PROPERTY LINE OF SAID McCLENDON, SOUTH 43 DEGREES 38 MINUTES 30 SECONDS WEST, 361.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14,439 SQUARE FEET OR 0.331 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

Property known as 435 Swinging Bridge Road, 0 Swinging Bridge Road and 0 Swinging Bridge Road, Old Hickory, TN 37138.

Being the same property conveyed unto Swinging Bridge Partners, a TN general partnership by Special Warranty Deed from Swinging Bridge Properties, a TN general partnership of record in Instrument No. 20160629-0066397, Register's Office of Davidson County, Tennessee.

TRACT 2: M/P 044-050-055.00

A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 55.00 ON DAVIDSON COUNTY TAX MAP NO. 44-05, BEING BOUNDED ON THE NORTH BY THE REMAINING LANDS OF McCLENDON, ON THE EAST BY SWINGING BRIDGE ROAD, ON THE SOUTH BY THE REMAINING LANDS OF McCLENDON AND ON THE WEST BY THE LOUISVILLE AND NASHVILLE RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE EASTERLY RIGHT-OF-WAY LINE OF SWINGING BRIDGE ROAD; SAID IRON ROD BEING SITUATED SOUTH 44 DEGREES 16 MINUTES 06 SECONDS EAST, 440.00 FEET FROM THE SOUTHEASTERLY PROPERTY CORNER OF CHARRON & WILLIAMS PARTNERSHIP PROPERTY AS OF RECORD IN INSTRUMENT NO. 20120517-0043005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SWINGING BRIDGE ROAD; SAID IRON ROD ALSO BEING THE NORTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE,

1. WITH THE EASTERLY RIGHT-OF-WAY LINE OF SWINGING BRIDGE ROAD, SOUTH 44 DEGREES 16 MINUTES 06 SECONDS EAST, 211.33 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY PROPERTY CORNER OF PARCEL 56.00 ON DAVIDSON COUNTY TAX MAP NO. 44-05; THENCE,

2. LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SWINGING BRIDGE ROAD, IN A SOUTHEASTWARDLY DIRECTION, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 174.00-FEET, A CENTRAL ANGLE OF 48 DEGREES 33 MINUTES 12 SECONDS, FOR AN ARC LENGTH OF 147.45 FEET TO AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 44 MINUTES 21 SECONDS EAST, 143.08 FEET; THENCE,

3. WITH THE EASTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD, NORTH 44 DEGREES 15 MINUTES 16 SECONDS WEST, 335.52 FEET TO AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF PARCEL 237.00 ON DAVIDSON COUNTY TAX MAP NO. 44- 05; THENCE,

4. WITH THE SOUTHERLY PROPERTY LINE OF SAID PARCEL 237.00, NORTH 46 DEGREES 28 MINUTES 58 SECONDS WEST, 72.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,378 SQUARE FEET OR 0.422 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

TRACT 3: M/P 044-050-054.00

A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 54.00 ON DAVIDSON COUNTY TAX MAP NO. 44-05, BEING BOUNDED ON THE NORTH BY THE REMAINING LANDS OF McCLENDON, ON THE EAST BY THE LOUISVILLE AND NASHVILLE RAILROAD, ON THE SOUTH BY HILLMAN PLACE AND ON THE WEST BY SCENIC VIEW SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN P.K. NAIL (NEW) AT THE WESTERLY TERMINUS OF THE NORTHERLY RIGHT-OF- WAY LINE OF HILLMAN PLACE, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY; SAID IRON ROD LYING IN THE EASTERLY BOUNDARY LINE OF SCENIC VIEW SUBDIVISION, NOT OF RECORD, AND BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE EASTERLY BOUNDARY LINE OF SCENIC VIEW SUBDIVISION, IN PART, NORTH 44 DEGREES 05 MINUTES 12 SECONDS WEST, 461.70 FEET TO AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF THE REMAINING LANDS OF McCLENDON AS OF RECORD IN BOOK 5235, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. LEAVING THE EASTERLY BOUNDARY LINE OF SCENIC VIEW SUBDIVISION AND WITH THE SOUTHERLY PROPERTY LINE OF SAID McCLENDON, NORTH 46 DEGREES 28 MINUTES 58 SECONDS EAST, 513.33 FEET TO AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE,

3. WITH THE WESTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD, IN PART, SOUTH 44 DEGREES 15 MINUTES 16 SECONDS EAST, 443.45 FEET TO A P.K.NAIL (NEW) IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HILLMAN PLACE; THENCE,

4. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HILLMAN PLACE, SOUTH 44 DEGREES 26 MINUTES 59 SECONDS WEST 514.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 232,607 SQUARE FEET OR 5.340 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

TRACT 6: M/P 044-050-056.00

A TRACT OF LAND IN THE ELEVENTH (11TH) COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 56.00 ON DAVIDSON COUNTY TAX MAP NO. 44-05, BEING BOUNDED ON THE NORTH BY INDUSTRIAL LEASING CORPORATION, ON THE EAST BY SWINGING BRIDGE ROAD, ON THE SOUTH BY HILLMAN PLACE AND ON THE WEST BY INDUSTRIAL LEASING CORPORATION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) AT THE INTERSECTION ON THE WESTERLY RIGHT-OF-WAY LINE OF SWINGING BRIDGE ROAD, A 50-FOOT PUBLIC RIGHT-OF-

WAY, AND THE NORTHERLY RIGHT-OF- WAY LINE OF HILLMAN PLACE, A 50-FOOT PUBLIC RIGHT-OF-WAY; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HILLMAN PLACE, SOUTH 44 DEGREES 26 MINUTES 59 SECONDS WEST, 72.72 FEET TO A P.K. NAIL (NEW) ON THE EASTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE,

2. WITH THE EASTERLY MARGIN OF THE LOUISVILLE AND NASHVILLE RAILROAD, NORTH 44 DEGREES 15 MINUTES 16 SECONDS WEST, 106.86 FEET TO AN IRON ROD (NEW); THENCE,

3. LEAVING THE EASTERLY MARGIN ON THE LOUISVILLE AND NASHVILLE RAILROAD, AND IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 174.00-FEET, A CENTRAL ANGLE OF 48 DEGREES 33 MINUTES 12 SECONDS, FOR AN ARC LENGTH OF 147.45 FEET TO AN IRON ROD (NEW) ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SWINGING BRIDGE ROAD; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES 44 MINUTES 21 SECONDS WEST, 143.08 FEET; THENCE,

4. WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID SWINGING BRIDGE ROAD, SOUTH 44 DEGREES 16 MINUTES 06 SECONDS EAST, 228.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,669 SQUARE FEET OR 0.314 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

Property known as 351 Hillman Place & 0 Swinging Bridge Road & 0 Swinging Bridge Road, Old Hickory, TN 37138.

Being the same property conveyed unto Swinging Bridge Partners, a TN general partnership by Special Warranty Deed from Industrial Leasing Corporation, a TN corporation, of record in Instrument No. 20160629-0066396, Register's Office of Davidson County, Tennessee.

The six tracts, being the same property further conveyed from Swinging Bridge Partners, a Tennessee general partnership, to Eric J. Baurle, Paul Budslick, Jim Crossman, Truitt C. Ellis, Brent Pennington and Karl Peters by Quitclaim Deed of record in Instrument No. 20190501-0040213, Register's Office of Davidson County, Tennessee.

PARCEL TWO:

TOGETHER WITH THAT CERTAIN EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 201804030030715, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Property taxes for the year 2019, a lien but not yet due and payable.

2. Access Easement Agreement from Rental Acquisition Group to Swinging Bridge Partnership, of record in Instrument No. 201804030030715, in the Register's Office of Davidson County, Tennessee.

3. Party Wall Agreement and Cross Easements from Industrial Leasing Corporation, E. I. DuPont de Nemours and Company, Life Insurance Company of Virginia, and Robert D. McClendon, Trustee to Ozburn-Hessey Storage Company, of record in Book 5297, page 606, said Register's Office.

4. Subject to the rights of others in and to the railroad tracks (spur) located on the subject property.

5. Agreement for Dedication of Easement for sanitary sewer and/or storm drainage of record in Book 9464, page 84, said Register's Office.

True Copy Certification

I, Adrienne Golenko, 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.

Adrienne Golenko
Signature

State of New York

County of Nassau

Personally appeared before me, Christina Moeller a notary public for this county and state, Adrienne Golenko 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: 2-2-20
Notary' Seal (if on paper)

CHRISTINA J MOELLER
Notary Public, State of New York
No. 01MO6105104
Qualified In Nassau County
Commission Expires February 02, 2020