This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

Karen Johnson Davidson County
Batch# 243311 DEEDWARRSP
06/14/2019 08:53:30 AM 5 pgs
Fees: $28.00 Taxes: $16,650.00
20190614-0057198

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
WeHo QOZ 2 LLC Attn: Nathan Hysmith 654B Wedgewood Ave. Nashville, TN 37203	WeHo QOZ 2 LLC Attn: Nathan Hysmith 654B Wedgewood Ave. Nashville, TN 37203	Parcel No. 105-06-0-264.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **TENNESSEE CONCRETE ASSOCIATION**, a Tennessee non-profit corporation (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **WeHo QOZ 2 LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of June, 2019.

GRANTOR:

TENNESSEE CONCRETE ASSOCIATION,
a Tennessee non-profit corporation

By: _____
Name: Alan Sparkman
Its: Executive Director

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alan Sparkman, the Executive Director of Tennessee Concreate Association, a Tennessee non-profit corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Executive Director executed the foregoing instrument for the purposes therein expressed and contained, by signing his name as such Executive Director.

Witness my hand and official seal this 12th day of June, 2019.

_____
Notary Public

My Commission Expires:

3/3/20

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3, 2020

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $4,500,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me,
this 12th day of June, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/20

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3, 2020

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Hamilton Industrial Park, of record in Plat Book 7900, page 633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TENNESSEE CONCRETE ASSOCIATION, A TENNESSEE CORPORATION, by Warranty Deed from ROBERT BOWLING, of record as Instrument No. 20080326-0030175, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements, or claims of easements, not shown by the public records.

4. Possible right of CSX Transportation Railroad to increase its right-of-way to the full extent of its charter.

5. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 633, Register's Office for Davidson County, Tennessee.

6. Easements retained by Metropolitan Government of Nashville and Davidson County, Tennessee, as successor to the City of Nashville, in Council Bill 56-91 (which Ordinance closed the former Trabue Street.) Easements as abandoned by Metro Council Ordinance No. BL2008-124.

7. Sewer line easement set forth in the Deed of record in Book 1318, Page 618, in the Register's Office for Davidson County, Tennessee; the Railroad Siding Easement set forth therein having been terminated by the Declaration of Termination and Vacation of Easement of record in Instrument No. 20080326-0030174, in said Register's Office.

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, Ashley Osgood, a notary public for this county and state, Heather Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX