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# 245720 DEEDWARRSP
06/19/2019 02:31:30 PM 5 pgs
Fees: $28.00 Taxes: $3,052.50
20190619-0059125

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Tennessee Concrete Association 705 Fort Negley Court Nashville, Tennessee 37203 Attn: Alan Sparkman	Tennessee Concrete Association 705 Fort Negley Court Nashville, Tennessee 37203 Attn: Alan Sparkman	Parcel No. 175-00-0-140.00

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, **TEGRAH RESOURCES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **TENNESSEE CONCRETE ASSOCIATION**, a Tennessee non-profit corporation (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 19th day of June, 2019.

GRANTOR:

TEGRAH RESOURCES, LLC,
a Tennessee limited liability company

By: _____
Jon Hargett, President

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jon Hargett, the President of Tegrah Resources, LLC, a Tennessee limited liability company, 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 President executed the foregoing instrument for the purposes therein expressed and contained, by signing his name as such President.

Witness my hand and official seal this 19th 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 $825,000.00, 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 19 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 a tract of land in the Fifth Civil District of Davidson County, Tennessee, west of Old Hickory Boulevard, and northeast of Interstate Highway 24, described as Division No. 4, as shown on an unrecorded survey identified as "Property Plat of Lucian Burkitt Lands" as prepared by Michael V. Stump & Associates, dated December 5, 1974, and more particularly described as follows:

Beginning at an iron pin in the easterly boundary line of the Lucian Burkitt Lands, being the southeast corner of Division No. 1 and the northeast corner of Division No. 4, as shown on said unrecorded survey; thence with the boundary line between Division No. 1 and Division No. 4 as shown on said unrecorded survey, North 87 degrees 47' 47" West 544.82 feet to a point, being the northwest corner of Division 4 as shown on said unrecorded survey; thence South 06 degrees 53' 15" West 400.00 feet to a point, being the southwest corner of Division No. 4 and the northwest corner of Lot No. 14, Division No. 2, as shown on said unrecorded survey; thence with the boundary line between Division No. 4 and Lot No. 14, Division No. 2, as shown on said unrecorded survey, South 87 degrees 47' 47" East 544.47 feet to a point in the easterly boundary line of the Lucian Burkitt Lands, being the southeast corner of Division No. 4, as shown on said unrecorded survey; thence with the easterly boundary of the Lucian Burkitt Lands as shown on said unrecorded survey, North 06 degrees 53' 15" East 400.00 feet to the point of beginning, containing 4.99 acres, more or less.

Being the same property conveyed to TEGRAH RESOURCES, LLC by deed from BRANDON MICHAEL, dated June 15, 2015 of record in Instrument No. 20150617-0057884, said Register's Office.

Exhibit "B"

Permitted Exceptions

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

2. Matters shown on the ALTA/NSPS Land Title Survey dated April 25, 2019, last revised June 18, 2019, prepared by Brian Ward Keith, Tennessee No. 2459, Job No. 19-0418-3223.

TRUE COPY CERTIFICATION

I 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.

Carole M. Maxson

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On June 19, 2019, before me, Brittany L. Wood, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

Brittany L. Wood
NOTARY PUBLIC

BRITTANY L WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-01-2020

My Commission Expires: 12-01-20