Karen Johnson Davidson County
Batch# 251472 DEEDWARRSP
07/02/2019 10:27:30 AM 6 pgs
Fees: $33.00 Taxes: $9,275.49
20190702-0064418

Address New Owner as follows:
American Builders & Contractors
Supply Co., Inc.
One ABC Parkway
Beloit, WI 53511

Sent Tax Bills to:

(same)

Map No. 107-1-13

THIS INSTRUMENT PREPARED BY:
Schmidt, Darling & Erwin
2600 North Mayfair Road
Suite 1000
Milwaukee, WI 53226

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HENDRICKS COMMERCIAL PROPERTIES, LLC, a Wisconsin limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto AMERICAN BUILDERS & CONTRACTORS SUPPLY CO., INC., a Delaware corporation, hereinafter called "GRANTEE", a certain tract or parcel of land in Knox County, State of Tennessee (the "Land"), described as follows, to-wit:

See Exhibit A attached hereto for complete Legal Description

This is improved property located at 1818 Elm Hill Pike, Nashville, Tennessee

TO HAVE AND TO HOLD the Property, together with all and singular the rights, benefits, privileges, easements, hereditaments, buildings, appurtenances, and other improvements and interests thereto (said Land and all rights, benefits, privileges, easements, hereditaments, appurtenances, buildings, other improvements and interests being hereinafter referred to as the "Property") in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER, all and singular the title to the Property unto the Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the Property or any part thereof, by, through or under Grantor but not otherwise. For the same consideration, Grantor hereby conveys unto Grantee all interest, if any, of Grantor in strips and gores between the Property and abutting properties and any land lying in or under the bed of any street, alley, road or right-of way, open or proposed, abutting or adjacent to the Property.

SUBJECT TO those exceptions set forth on Exhibit B.

WITNESS my hand this 21 day of June, 2019.

HENDRICKS COMMERCIAL PROPERTIES, LLC
a Wisconsin limited liability company

By: _____
Diane M. Hendricks, Manager and
Chairperson of the Board

STATE OF WISCONSIN

COUNTY OF ROCK

On June 21st, 2019, before me Christin Anne Christie, Notary Public, personally appeared **DIANE M. HENDRICKS, MANAGER AND CHAIRPERSON OF THE BOARD**, 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 she executed the same in her authority capacity, and that by her 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 Wisconsin that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christin Anne Christie
Signature of Notary Public
My Commission 8-19-2022

(Notary Seal)

CHRISTIN ANNE CHRISTIE
Notary Public
State of Wisconsin

STATE OF WISCONSIN
COUNTY OF ROCK

The actual consideration or value, whichever is greater, for this transfer is $2,506,888.00.

_____
Diane M. Hendricks, Manager and Chairperson of the Board

Subscribed and sworn to before me this 21st day of June, 2019.

CHRISTIN ANNE CHRISTIE
Notary Public
State of Wisconsin

Christin Anne Christie
Notary Public
My Commission expires: 8-19-2022

Oath of Consideration:

State of Alabama :

County of Madison :

The actual consideration for this transfer or the value of the property transferred, whichever is greater, is $2,506,888.00.

Affiant: Karl W. Leo, VP & CLO

Sworn to and subscribed before me on this the 25th day of June, 2019.

Notary Public

My commission expires: 10/18/20

EXHIBIT A
LEGAL DESCRIPTION

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

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located in the westerly side of Elm Hill Pike, being Lot No. 20 as shown on the plan of Revised Sections 12 and 15, Metropolitan Industrial Park, as of record in Book 4300, Page 12, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the westerly margin of Elm Hill Pike, said point being 405 feet, more or less, from the centerline of Elm Tree Drive, as measured along said westerly margin, said point also being the southeasterly corner of the herein- described parcel; thence, leaving said westerly margin with the northerly margin of the property conveyed to Shoney's Inc., by deed of record in Book 5274, Page 767, R.O.D.C., N 51° 32' W, 271.62 feet to a point; thence, continuing with said northerly line, S 79° 00' W, 182.43 feet to a point in the easterly margin of Elm Tree Drive; thence, with said easterly margin the following calls: N 11° 00' W, 13.53 feet to a point; With a curve to the right 322.33 feet to a point, said curve having a central angle of 32° 24', a radius of 570.00 feet, a tangent of 165.60 feet and a chord of N 05° 12' E, 318.05 feet; North 21° 24' E, 254.87 feet to a point; thence, leaving said easterly margin with the southerly line of property conveyed to R. C. Mathews, Contractor, by deed of record in Book 5148, Page 367, R.O.D.C., S 68° 36' E, 250.43 feet to a point in the westerly line of the property conveyed to Tennessee Harland Company, Inc., by deed of record in Book 4220, Page 784, R.O.D.C.; thence, with said westerly line, S 21° 27' W, 165.53 feet to a point; thence, with the southerly line of said Tennessee Harland Company property, S 70° 46' E, 300.00 feet to a point in the westerly margin of Elm Hill Pike; thence, with said westerly margin, S 21° 27' W, 131.79 feet to a point; thence, continuing with said westerly margin with a curve to the right 271.73 feet to the point of beginning, said curve having a central angle of 17° 01', a radius of 914.93 feet, a tangent of 136.87 feet, and a chord of S 29° 57' 30" W, 270.73 feet; containing 229,886 square feet, or
5.28 acres, more or less.

Being the same property conveyed to Hendricks Commercial Properties, LLC, a Wisconsin limited liability company by deed of record in Instrument No. 20040224-0020666, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the Public Records or are shown in Schedule B.

2. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

3. All matters as shown on that certain plat of record in Plat Book 4300, Page 12, in the Register's Office of Davidson County, Tennessee.

4. TVA Transmission Line Easement of record in Book 437, page 28 and in Book 437, page 49, in the Register's Office for Davidson County, Tennessee.

5. Right of Way Easement of record in Book 3673, page 81, in the Register's Office for Davidson County, Tennessee.

6. Right of Way Easement of record in Book 4947, page 573, in the Register's Office for Davidson County, Tennessee.

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Tony Reasons II for Bock & Clark Corporation and NV5 Company on March 26, 2019 last revised May 22, 2019, designated 201901007-018 BJK:
   (A) Building extends across 50 Feet minimum building setback line.

True Copy Certification

I, Dennis Ortega, 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.

Signature

State of WI

County of Dane

Personally appeared before me, [~~Name of Notary~~] Patricia P. Katte, a notary public for this county and state, [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dennis Ortega

Notary's Signature

My Commission Expires: 09/08/2021

Notary' Seal (if on paper)

PATRICIA P. KATTE
Notary Public
State of Wisconsin