ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Equipmentshare.com, Inc. 2511 Broadway Bluffs Drive Columbia, MO 65201	Same as New Owner	17500019100 (property is assessed in Davidson County only)
This instrument prepared by: Bradley Arant Boult Cummings LLP (REW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CHARLIE B. MITCHELL, JR.**, an individual resident of the state of Tennessee ("Grantor"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **EQUIPMENTSHARE.COM, INC.**, a Delaware corporation ("Grantee"), its successors and assigns, certain land partially in Davidson County, Tennessee and partially in Rutherford County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved commercial property known as: 4235 Murfreesboro Pike, LaVergne, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[Signature on the following page]

Karen Jchnson Davidson County
Batch# 260327 DEEDWARRSP
07/22/2019 12:32:31 PM 5 pgs
Fees: $28.00 Taxes: $12,580.00



20190722-0071688

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 18th day of July, 2019.

Notary Public
My Commission Expires: 7-6-2020

CAROL A. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

4812-4217-8972.2
7/16/2019

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 18th day of July, 2019.

CHARLIE B. MITCHELL, JR., *an individual*

STATE OF Tennessee
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **CHARLIE B. MITCHELL, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person whose name is subscribed to the within instrument and acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in the City Nashville, TN, on this the 18th day of July, 2019.

Carol A. Wilson
Notary Public

My Commission Expires:

7-6-2020

CAROL A. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

EXHIBIT A

(LEGAL DESCRIPTION)

LAND located partially in the 2nd Civil District of Davidson County, Tennessee and partially in the 3rd Civil District of Rutherford County, Tennessee (the Davidson County/Rutherford County line follow the centerline of Hurricane Creek which meanders through this tract), bound on the North by Tract No. 4 of this survey; on the East by U.S. Hwy 41 & 70 So. (St. Route No. 1), and by CSX Railroad; and on the West by Jerry Matthews, Deed Book 8863, Page 744, Register's Office for Davidson County, Tennessee, as described with greater particularity as follows:

BEGINNING at an iron pin set in the west right of way of U.S. Hwy 41 & 70 So. (St. Route 1), 75 feet off centerline, being the southeast corner of Tract 4 of this survey and the NE corner of this tract; thence with said right of way S 470 02' 50" E, 261.60 feet to an iron pm set; thence S 47° 02' 50" E, 255.66 feet to a point in the centerline of Hurricane Creek; thence with the centerline of Hurricane Creek, being against the flow, S 49° 52' 10" W, 404.70 feet to a point in the centerline of Hurricane Creek; thence S 45° 51' 40" E, 50.00 feet to an iron pm found in the South margin of Hurricane Creek; thence continuing with South margin of Hurricane Creek S 53° 08' 50" W, 149.70 feet to an iron pin found; thence South 59° 17' 50" W, 461.17 feet to an iron pin found; thence North 66° 13' 40" W 230.95 feet to an iron pin set; thence South 48° 01' 10" W, 234.20 feet to an iron pin set; thence South 05° 57 30" W, 189.20 feet to an iron pin set; thence South 30° 30' 20" E, 366.16 feet to an iron pin set; thence South 27° 03' 30" W 223.05 feet to an iron pin found in the North right-of-way line of CSX Railroad, 5O off centerline; thence continuing with North right of way line of CSX Railroad North 77° 13' 50" W, 200.53 feet to an iron pin set; thence with the east line of Matthews North 03° 29' 00" E 60.53 feet to an iron pm found; thence North 03° 16' 20" E, 681.32 feet to an iron pin found; thence North 03° 19' 00" E, 290.17 feet to an iron pin set; thence North 03° 19' 00" E, 240. 61 feet to an iron pin found; thence North 03° 16' 10' E, 9.39 feet to an iron pin set; thence with South line of Tract 4 South 86° 41' 00" E, 444.18 feet to an iron pin set; thence North 42° 57' 10" E, 602.11 feet to an iron pin set at the beginning and further described as Tract 3, all according to a Property Survey for the Robert Henry Bonds Heirs dated June 1995 by Robert E. Francis, Tennessee RLS #669, Huddleston-Steele Engineering, Inc., Broad Street, Murfreesboro, TN 37129.

Being the same property conveyed to CHARLIE B. MITCHELL, JR., by deed from RANDY J.WOLCOTT, of record in Instrument No. 20180525-0050082, Register's Office for Davidson County, Tennessee and Record Book 1677, page 1281, Register's Office for Rutherford County, Tennessee, dated May 24, 2018, said Register's Office.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 175-00-0-191.00.

2. Easements to the TVA in of record in Book 3067, page 177, Book 4423, page 832 and Book 4657, page 489, Register's Office for Davidson County, Tennessee.

3. Right of Way Agreement to Colonial Pipeline Company of record in Book 3578, page 489 and Supplemental Right of Way Agreement in Book 4577, page 541, Register's Office for Davidson County, Tennessee.

4. Perpetual Easement for Highway Purposes, of record in Book 4086, page 645, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4435, page 12, Register's Office for Davidson County, Tennessee.

6. Easement to First Suburban Water Utility District of record in Book 4435, page 17, Register's Office for Davidson County, Tennessee.

7. Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Book 4583, page 428, Registers Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 7529, page 989, Register's Office for Davidson County, Tennessee.

9. Grant of Transmission Line Easement, of record in Book 7919, page 55, Register's Office for Davidson County, Tennessee.

10. Grant of Transmission Line Easement, of record in Book 11273, Page 29 Register's Office for Davidson County, Tennessee, and in Book 639, page 679, Register's Office for Rutherford County, Tennessee.

11. Grant of Utility Line Easement, of record in Book 11658, page 907, Register's Office for Davidson County, Tennessee, and of record in Book 660, page 435, Register's Office for Rutherford County, Tennessee.

12. Easement Deed by Court Order In Settlement of Landowner Action to Qwest Communications International, Inc. of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

13. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20180511-0045177, said Register's Office.

14. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, of record in Instrument No. 20180511-0045172 and Instrument No. 20180626-0061325, said Register's Office.

15. Rights of CSX Railroad under a charter right-of-way.

16. The flow of Hurricane Creek and any other streams running through said tract of land.

17. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.