Return to:
Ambreen Shahnawaz
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4351
File No. TN251905113S

Karen Johnson Davidson County
Batch# 263047 **DEEDWARRSP**
07/29/2019 08:21:55 AM 6 pgs
Fees: $33.00 Taxes: $17,760.00



20190729-0074067

Prepared by, ~~and when recorded return to~~:

Alston & Bird LLP
1201 West Peachtree Street
Atlanta, Georgia 30309
Attention: Rick Pilch, Esq.

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
2696 Peachtree Square Doraville, Georgia 30360 Attention: Larry D. Burns	2696 Peachtree Square Doraville, Georgia 30360 Attention: Larry D. Burns	09513001300

For and in Consideration of the sum of $4,800,000.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JH ELM TREE PARTNERS, LLC**, a Georgia limited liability company, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto **CRS REALTY III, LLC**, a Georgia limited liability company, hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, together with all buildings and improvements thereon, being the same property conveyed to the Grantor by Special Warranty Deed of record in Instrument 20130909-0094959, Register's Office for Davidson County, Tennessee described as follows, to wit (collectively "**Property**"):

See Exhibit A attached hereto and made a part hereof.

To Have and to Hold the Property, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever.

The GRANTOR does covenant with the GRANTEE that the GRANTOR is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is

unencumbered, unless otherwise set out herein on Exhibit B attached hereto and made a part hereof. The GRANTOR does further covenant and bind itself, and its successors, assigns and representatives, to warrant and forever defend the title to the Property to the GRANTEE, its successors and assigns, against the lawful claims of all persons of all persons claiming by, through, or under the GRANTOR, but no further or otherwise. Wherever 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 on following page*]

WITNESS my hand this 25th day of July, 2019.

GRANTOR:

JH ELM TREE PARTNERS, LLC,
a Georgia limited liability company

By: _____
Name: DB Johnson
Title: Manager

STATE OF Georgia

COUNTY OF Fulton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DB Johnson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of JH ELM TREE PARTNERS, LLC, a Georgia limited liability company, and that as such Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as DB Johnson

Witness my hand and seal, at office in Atlanta, Fulton County, Georgia this 24 day of July, 2019.

_____ (Notary Seal)
Notary Public

My commission expires 2/20/21

PHYLLIS LEE NOTARY PUBLIC WALTON COUNTY GEORGIA EXPIRES FEB. 20, 2021

[Continued On Next Page]

STATE OF Georgia

COUNTY OF DeKalb

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $4,800,000.00.

Affiant

Sworn to and subscribed before me this 25th day of July, 2019.

Notary Public

My Commission Expires:

12/21/21

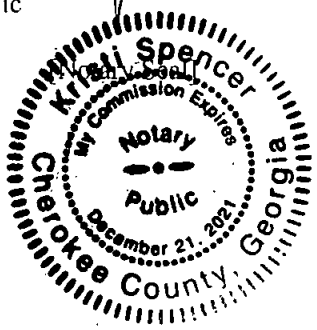


EXHIBIT A

LEGAL DESCRIPTION

A Tract of land in Davidson County, Tennessee, being Lots 17 and 18, on the Plan of Plan of Metropolitan Industrial Park, Resubdivision, Section 7, as shown on plat of record in Plat Book 3842, page 256, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod located in the Northern right of way margin of Elm Tree Drive, said point being 323.75 feet East of the centerline of Appleton Drive; thence leaving said right of way, North 27 degrees 58 minutes 00 seconds West, 270 feet to an iron rod; thence North 62 degrees 02 minutes 00 seconds East, 322.67 feet to a PK nail; thence South 27 degrees 58 minutes 00 seconds East, 270 feet to an iron rod in the Northerly right of way margin of Elm Tree Drive; thence with said right of way margin, South 62 degrees 02 minutes 00 seconds West, 322.67 feet to the Point of Beginning containing 87,121 square feet, or 2.00 acres, more or less.

Being the same property conveyed to JH Elm Tree Partners, LLC by deed of record in Instrument No. 20130909-0094959, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Terms and conditions set forth in that certain unrecorded Lease Agreement dated November 30, 2011 between Prologis-North Carolina Limited Partnership (Landlord) and Commercial Roofing Specialties, Inc., a Georgia corporation (Tenant) as evidenced by Subordination, Non-Disturbance and Attornment Agreement of record in Instrument No. 20130909-0094962, Register's Office of Davidson County, Tennessee.

3. Matters shown on the Plan of record in Plat Book 3842, Page 256, Register's Office for Davidson County, Tennessee, as follows:

   a. 25 foot railroad and utilities easement along the north property line; and

   b. Anchor easements in the south portion of the subject property.

4. ALTA/NSPS Land Title Survey prepared by Cherry Land Surveying, Inc., bearing the seal of Michael H. Charette, Registered Land Surveyor No. 2048, dated June 12, 2019, last revised June 26, 2019 and designated as Job No. 19074, showing the following:

   a. Retaining wall encroaching over the east property line;

   b. Fence encroaching over the south property line;

   c. Overhead utility lines crossing the east, west and south property line;

   d. 12 inch storm sewer/culvert crossing the east property line;

   e. Gas line crossing the south property line; and

   f. Guard posts encroaching over the south and west property lines.