Karen Johnson Davidson County
Batch# 293190 DEEDWARRSP
09/30/2019 01:45:30 PM 7 pgs
Fees: $38.00 Taxes: $76,976.51
20190930-0099349

THIS INSTRUMENT PREPARED BY:

W. Chip Herin, III, Esq.
Coolidge Wall Co., L.P.A.
33 West First Street, Suite 200
Dayton, Ohio 45402

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $20,804,461.00

By: Elizabeth Peebles
Affiant

Subscribed and sworn to before me, this 30 day of September, 2019.

Laci Tanner
Notary Public
My Commission Expires: 2-27-2021

LACI TANNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires February 27, 2021

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
Sinomax East, Inc. 2901 Wilcrest Drive, Ste. 100 Houston, TX 77042	New Owner	Map 175 Parcel 184

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 800 BROADWAY, an Ohio general partnership (the "Grantor"), has bargained and sold, and does hereby transfer and convey unto **SINOMAX EAST, INC.**, a Delaware corporation, its successors and assigns (the "Grantee"), the real property described in Exhibit A attached hereto and incorporated herein by reference.

The property address for the improved property is located at: 1740 J. P. Hennessey Drive, La Vergne, TN 37086.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 30th day of September, 2019.

800 BROADWAY,
an Ohio general partnership

By: **JABS Partners, LLC,**
an Ohio limited liability company
Its: **General Partner**

By: _____
Richard Mayerson
Manager

1046033

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS
COUNTY OF San Mateo)

On 9/26/19 before me, Kerry Arnold, Notary Public, personally appeared Richard Mayerson

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

KERRY ARNOLD
Notary Public - California
San Mateo County
Commission # 2196534
My Comm. Expires May 31, 2021

This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity _____ Name of Person or Entity _____

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by First American Title Company 11/2007

EXHIBIT A

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 Second Civil District, Nashville, Davidson County, Tennessee, located North of the terminus of J. P. Hennessey Drive, South of the CSX Transportation Railroad and West of Hurricane Creek and being more particularly described as follows:

BEGINNING at a point at the terminus of the Easterly margin of J. P. Hennessey Drive, said point being Northerly 1,939.08 feet from the Northerly margin of Corporate Place, as extended;

THENCE, leaving said margin with the terminus of said drive and a portion of the Northerly line of Lot No. 1 as shown on the plan of Section 14, Interchange City Industrial Park as of record in Book 4675, Page 98, R.O.D.C. N 84° 13' 51" W 685.83 feet to a point;

THENCE, leaving said line N 05° 46' 35" E 805.66 feet to a point;

THENCE, N 48° 35' 28" E 123.00 feet to a point;

THENCE, N 76° 15' 50" E 223.48 feet to a painted cross on a rock in the Southerly margin of the CSX Transportation Railroad;

THENCE, with said margin S 73° 59' 25" E, 2,229.98 feet to a point;

THENCE, leaving said margin S 05° 29' 48" W 110.00 feet to a point in the centerline of Hurricane Creek;

THENCE, with said centerline with a severance line the following calls:
S 60° 11' 47" W 89.29 feet to a point;
S 51° 15' 38" W 337.18 feet to a point;
S 43° 06' 43" W 221.04 feet to a point;

THENCE, leaving said centerline N 84° 13' 51" W 1356.35 feet to the Point of Beginning.
Containing 1,848,463 square feet, or 42.43 acres, more or less.

PRIOR DEED REFERENCE: Book 8846, Page 420 of the Deed Records of Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

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

2. Land use and other governmental laws and regulations.

3. Legal highways and public rights-of way.

4. Easement from McDowell Development Corporation and The University of Tennessee to The Firestone Tire & Rubber Company, of record in Book 4626, page 224, in the Register's Office of Davidson County, Tennessee.

5. Easement Deed and Conveyance of Water-Sewer Facilities from McDowell Development Corporation to First Suburban Water Utility of Davidson County, of record in Book 4699, page 585, in the Register's Office of Davidson County, Tennessee.

6. Easement from University of Tennessee to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4641, page 304, in the Register's Office of Davidson County, Tennessee.

7. Confirmation of Easement Rights from Whirlpool Corporation to University of Tennessee, of record in Book 7781, page 988, in the Register's Office of Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Whirlpool Corporation to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7887, page 207, in the Register's Office of Davidson County, Tennessee.

9. Deed of Conveyance of record in Book 9608, page 356, Register's Office for Davidson County, Tennessee.

10. Easement Deed by Court Order of record in Instrument No. 201401140003779, Register's Office for Davidson County, Tennessee.

11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 201605030043250, in the Register's Office of Davidson County, Tennessee.

12. Easement Agreement from Ashley Interchange, LLC to 800 Broadway, of record in Instrument No. 201608310091416, in the Register's Office of Davidson County, Tennessee.

13. Easement from McDowell Development Corporation to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4727, page 993, in the Register's Office of Davidson County, Tennessee.

14. Rights of Sinomax East, Inc. as tenant pursuant to that certain unrecorded lease, as amended, if any.

15. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Philip E. Holmes, Jr., RLS No. 1728, Volunteer Land Services, File No. 06177, dated December 13, 2006, ~~last revised~~ updated Sept. 17, 2019:

    - Fence inside the westerly and northwesterly boundaries of the Land
    - Drainage ditch along the southerly boundary of the Land

True Copy Certification

I, Jay H. Smith, 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 Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2020

Notary Seal:

