Karen Johnson Davidson County
Batch# 293190 DEEDWARRSP
09/30/2019 01:45:30 PM 5 pgs
Fees: $28.00 Taxes: $122,100.00
20190930-0099350

THIS INSTRUMENT PREPARED BY:

Jennifer L. Johnson
MCKENZIE LAIRD OTTINGER LEACH, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $33,000,000.

By: Claire Beebe
Affiant

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

Elizabeth Puckett
Notary Public
My Commission Expires: 7/3/23

ELIZABETH PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:
1740 JP Hennessy Drive, LLC
c/o WPT Industrial REIT
150 S. 5th Street, Suite 2675
Minneapolis, MN 55402

Send Tax Bills To:

New Owner

Map-Parcel Number(s):

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, **SINOMAX EAST, INC.**, a Delaware corporation (the "**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **1740 JP Hennessy Drive, LLC**, a Delaware limited liability company (the "**Grantee**"), its successors and assigns, certain real property located in LaVergne, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is improved property located at 1740 J.P. Hennessy, LaVergne, Tennessee 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.

GRANTOR:

SINOMAX EAST, INC.
a Delaware corporation

By: _____
Feng ("Frank") Chen, President

STATE OF TX)
COUNTY OF Harris)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Feng ("Frank") Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of **SINOMAX EAST, INC.**, a Delaware corporation, the within named bargainer, and that he as such President, being authorized to do so, executed the foregoing instrument on behalf of the corporation, for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2019.

Tommy Hz
Notary Public
My Commission Expires: Aug. 31, 2020

NOTARY PUBLIC STATE OF TEXAS
TOMMY S. HERNANDEZ
Notary ID # 129007947
My Commission Expires
August 31, 2020

EXHIBIT A

Legal Description

Parcel 1:

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.

Being the same property conveyed to Sinomax East, Inc., a Delaware corporation, by deed of record in Instrument No. ___*___, Register's Office for Davidson County, Tennessee.

* 201909300099349

Parcel 2:

Together with rights in and to Easement Agreement of record in Instrument No. 201608310091416, 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. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. Easement Deed by Court Order of record in Instrument No. 201401140003779, Register's Office for Davidson County, Tennessee.
8. 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.
9. Easement Agreement from Ashley Interchange, LLC to 800 Broadway, of record in Instrument No. 201608310091416, in the Register's Office of Davidson County, Tennessee.
10. Matters shown on current survey delivered to Grantee.

As to Parcel 2 only:

1. Matters shown on plat of record in Book 6250, Page 958, Register's Office of Davidson County, Tennessee.
2. Utility Easement of record in Instrument No. 200610120126754, Register's Office of Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201606060056737, Register's Office of Davidson County, Tennessee.

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:

