Karen Johnson Davidson County
Batch# 293311 DEEDWARRSP
09/30/2019 04:00:30 PM 6 pgs
Fees: $33.00 Taxes: $15,713.90
20190930-0099571

NCS-974159-SF

THIS INSTRUMENT WAS PREPARED BY:
Jake Ross, Esq.
Prologis, L.P.
Denver, CO 80202
1800 Wazee Street, Suite 500
Denver, CO 80202

NAME AND ADDRESS OF NEW OWNER:
Prologis, L.P.
1800 Wazee Street, Suite 500
Denver, CO 80202

SEND TAX BILL TO:
Prologis Tax Coordinator
60 State Street, Suite 1200
Boston, MA 02109

RECORD AND RETURN TO:
Prologis, Inc.
1800 Wazee Street, Suite 500
Denver, CO 80202
Attn: Gayle Orman, Real Estate Paralegal

TAX PARCEL NO. 071-070-084.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 30 day of September, 2019, by EAGLE LEASING, INC., an Alabama corporation ("**Grantor**"), to PROLOGIS, L.P., a Delaware limited partnership ("**Grantee**"), whose mailing address is c/o Prologis, Inc., 1800 Wazee Street, Suite 500, Denver, CO 80202

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

AND, SUBJECT, HOWEVER, ONLY to the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

EAGLE LEASING, INC.
an Alabama corporation

By: James F. Coleman
Name: JAMES F. COLEMAN
Title: PRESIDENT

STATE OF Alabama
COUNTY OF Dale

The foregoing instrument was acknowledged before me this 27th day of September, 2019, by James F. Coleman, President of EAGLE LEASING, INC., an Alabama corporation, on behalf of said corporation.

He (X) is personally known to me OR (_____) has produced _____ _____ as identification.

Notary Public

My Commission Expires: May 14, 2022

[Notary Seal]

CARLA R. RODGERS
MY COMMISSION EXPIRES
MAY 14, 2022
NOTARY PUBLIC
STATE OF ALABAMA

AFFIDAVIT

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $4,247,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Prologis, L.P., a Delaware limited partnership

By: Prologis, Inc.
a Maryland corporation
its general partner

By: Anne LaPlace
Name: **Anne LaPlace**
Title: **First Vice President and Corporate Counsel**

State of Colorado)
) SS.
County of Denver)

On September 27, 2019, 2019, before me, Maria Maes, a Notary Public, in and for said state, personally appeared Anne LaPlace, First V.P of Prologis, Inc _____, personally known to me (or 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 they executed the same in their authorized capacity, and that by their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Maria Maes
Signature of Notary Public

MARIA MAES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014030738
MY COMMISSION EXPIRES OCTOBER 21, 2021

20014030738
Notary Registration Number

October 21, 2021
My Commission Expires

Exhibit A

The Property

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Trinity Commercial Subdivision, Section Two, of record in Book 9700, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in the above description but specifically EXCLUDED therefrom is that portion conveyed to the State of Tennessee by Warranty Deed of record in Instrument No. 200005170049447, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eagle Leasing, Inc., an Alabama corporation by Warranty Deed of record in Instrument No. 201309100095619, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

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

2. All matters shown on plat(s) of record in Book 9700, page 129, in the Register's Office of Davidson County, Tennessee.

3. Grant of Anchor Easement from Robert M. Johnson to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200307080093728, in the Register's Office of Davidson County, Tennessee.

4. Easements as set forth in Deed of Conveyance of record in Book 10749, Page 275, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4089, page 442, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement Water Mains and Appurtenances from Jack Lucas Jenkins, et al to Metropolitan Government of Nashville and Davidson County, of record in Book 8216, page 956, in the Register's Office of Davidson County, Tennessee.

7. Easements contained in Deed of record in Instrument No. 200005170049447, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Suzette Pulter, 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 California

County of San Francisco

Personally appeared before me, K.J. Toci, 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.

KJ Toci

Notary's Signature

My Commission Expires: 10/2/2019
Notary' Seal (if on paper)

K. J. TOCI
Commission # 2125879
Notary Public - California
San Francisco County
My Comm. Expires Oct 2, 2019

201909300099571