This Instrument Was Prepared By:

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Karen Johnson Davidson County
Batch# 297263 DEEDWARR
10/07/2019 12:16:30 PM 6 pgs
Fees: $33.00 Taxes: $17,760.00
20191007-0102522

GENERAL WARRANTY DEED

FROM: MIDWEST TRANSPORTATION RESOURCES, INC., Grantor

TO: VERTICAL PROPERTIES, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Vertical Properties 2449 Scaper St. Memphis, TN 38114	Same	Map 106 Parcel 006.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is FOUR MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS ($4,800,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27 day of September, 2019.

BRITTANY L WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-01-2020

Notary Public
My Commission Expires: 12-01-20

FOR AND IN CONSIDERATION OF the sum of FOUR MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS ($4,800,000.00), the receipt and sufficiency of which are hereby acknowledged, MIDWEST TRANSPORTATION RESOURCES, INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto VERTICAL PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is known as 1320 Elm Hill Pike, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 27 day of September, 2019.

GRANTOR:

MIDWEST TRANSPORTATION RESOURCES, INC.,
a Tennessee corporation

By: _____
John W. Wheeler, President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Brittany L Wood, a Notary Public of said County and State, personally appeared John W. Wheeler, 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 President of Midwest Transportation Resources, Inc., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its President.

Witness my hand and seal, this 27 day of September, 2019.

_____
Notary Public

My Commission Expires: 12-01-20

BRITTANY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-01-2020

EXHIBIT "A"

A TRACT OF LAND SITUATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING ALL OF PARCEL 6.00 ON DAVIDSON COUNTY TAX MAP 106 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD(SET) IN THE NORTHERLY RIGHT OF WAY MARGIN (35 FEET FROM CENTER) OF ELM HILL PIKE WITH A TN STATE PLANE COORDINATE OF N: 659,862.59' E: 1,753,418.10'; BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE UNITED STATES OF AMERICA, AS RECORDED IN DEED BOOK 2246 PAGE 383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, (R.O.D.C.);

THENCE, LEAVING SAID RIGHT OF WAY MARGIN WITH THE COMMON LINE OF SAID PROPERTIES AND ALONG OR NEAR AN EXISTING 5 FOOT CHAIN LINK FENCE, NORTH 06°12'27" EAST A DISTANCE OF 384.14 FEET TO AN IRON ROD(SET); BEING IN THE SOUTHERLY LINE OF L & N INVESTMENT CORPORATION PROPERTY AS RECORDED IN DEED BOOK 8536 PAGE 859, (R.O.D.C.);

THENCE, LEAVING THE UNITED STATES OF AMERICA AND WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE L & N INVESTMENT PROPERTY, SOUTH 51°27'44" WEST A DISTANCE OF 566.24 FEET TO A PK NAIL(SET);

THENCE, LEAVING L & N, SOUTH 00°04'30" EAST A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF ELM HILL PIKE (35 FEET FROM CENTER) TO A PK NAIL(SET);

THENCE, WITH SAID NOTHERLY RIGHT OF WAY MARGIN, NORTH 88°26'39" EAST A DISTANCE OF 401.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 85,270 SQUARE FEET OR 1.96 ACRES, MORE OR LESS, according to a survey by Daniel A. Curry, Tennessee No. 2964, Collier Engineering Co., Inc. dated September 12, 2019.

Being the same property conveyed to Midwest Transportation Resources, Inc., a Tennessee Corporation by Warranty Deed from Nashville Warehousing Co., Inc, a Tennessee Corporation, of record in Instrument No. 20150203-0009906, Register's Office for Davidson County, Tennessee, dated February 02, 2015 and recorded on February 03, 2015.

Exhibit "B"

Subject to all matters shown on the Plan of record in Minute Book I, Page 649, Chancery Court for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Book 4826, Page 849, Register's Office for Davidson County, Tennessee.

Easement Deed by Court Order of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

Possible right of L & N Railroad to increase its right-of-way to the full extent of its charter.

True Copy Certification

I, Tracey Cerrato, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY