Karen Johnson Davidson County
Batch# 300585 DEEDWARRSP
10/14/2019 11:45:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20191014-0105014

Prepared by:
Reed Smith LLP
1717 Arch Street Ste 3100
Philadelphia, PA 19103
Attn: Alexandra Sheedy-Rodriguez

FIRST AMERICAN TITLE

New Owner:	Map/Parcel	Send Tax Bills to:
SCF RC Funding IV LLC 902 Carnegie Ctr Blvd, Ste 250 Princeton, NJ 08540	17500019100 (Property is assessed in Davidson County only)	Equipmentshare.com Inc 5710 Bull Run Drive Columbia, MO 65201 Attn: John Griffin

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Special Warranty Deed

Property located partially in Rutherford County, TN. Conveyance tax paid on Deed recorded in Rutherford County in Book 1823, Pages 3364-3369 on October 11, 2019

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,216,000.00

Affiant

SPECIAL WARRANTY DEED

Subscribed and sworn to before me on September 30, 2019

JAYMI McCALE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 560780
Expires February 17, 2023

Notary Public

MY COMMISSION EXPIRES:

FIRST AMERICAN TITLE

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
SCF RC Funding IV LLC 902 CARNEGIE CTR BLVD, STE 520 PRINCETON, NJ 08540	17500019100 (Property is assessed in Davidson County only)	Equipmentshare.com Inc 5710 Bull Run Drive, Columbia, MO 65201 Attn: John Griffin
This instrument prepared by: Reed Smith LLP, 1717 Arch Street, Suite 3100, Philadelphia PA 19103 Attn: Alexandra Sheedy-Rodriguez		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, EQUIPMENTSHARE.COM INC, a Delaware corporation ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does transfer, bargain, sell, grant and convey to SCF RC Funding IV LLC, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, certain real property located partially in Davidson County, Tennessee and partially in Rutherford County, Tennessee, being more particularly described on the attached Exhibit A together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are

referred to collectively as the "Property"), subject only to the encumbrances described in Exhibit B attached hereto and made a part hereof (hereinafter called the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30 day of September, 2019.

EQUIPMENTSHARE.COM INC, a Delaware corporation

By: _____

Name: Jabbok Schlacks

Time: CEO

STATE OF Mo)
) ss.
COUNTY OF Boone)

On this 30 day of September, 2019, before me personally appeared Jabbok Schlacks to me personally known to be the CEO of EQUIPMENTSHARE.COM INC, a Delaware corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that (s)he was authorized to execute said instrument.

Stephanie Ann Frantz
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
BOONE COUNTY
COMMISSION # 19830779
MY COMMISSION EXPIRES: April 16, 2023

Signature: _____

Name (Print): Stephanie Frantz

My appointment expires: 4/16/2023

Signature page to Special Warranty Deed - Tennessee

EXHIBIT A

LAND located partially in the 2nd Civil District of Davidson County, Tennessee and partially in the 3rd Civil District of Rutherford County, Tennessee (the Davidson County/Rutherford County line follow the centerline of Hurricane Creek which meanders through this tract), bound on the North by Tract No. 4 of this survey; on the East by U.S. Hwy 41 & 70 So. (St. Route No. 1), and by CSX Railroad; and on the West by Jerry Matthews, Deed Book 8863, Page 744, Register's Office for Davidson County, Tennessee, as described with greater particularity as follows:

BEGINNING at an iron pin set in the west right of way of U.S. Hwy 41 & 70 So. (St. Route 1), 75 feet off centerline, being the southeast corner of Tract 4 of this survey and the NE corner of this tract; thence with said right of way S 470 02' 50" E, 261.60 feet to an iron pm set; thence S 47° 02' 50" E, 255.66 feet to a point in the centerline of Hurricane Creek; thence with the centerline of Hurricane Creek, being against the flow, S 49° 52' 10" W, 404.70 feet to a point in the centerline of Hurricane Creek; thence S 45° 51' 40" E, 50.00 feet to an iron pm found in the South margin of Hurricane Creek; thence continuing with South margin of Hurricane Creek S 53° 08' 50" W, 149.70 feet to an iron pin found; thence South 59° 17' 50" W, 461.17 feet to an iron pin found; thence North 66° 13' 40" W 230.95 feet to an iron pin set; thence South 48° 01' 10" W, 234.20 feet to an iron pin set; thence South 05° 57 30" W, 189.20 feet to an iron pin set; thence South 30° 30' 20" E, 366.16 feet to an iron pin set; thence South 27° 03' 30" W 223.05 feet to an iron pin found in the North right-of-way line of CSX Railroad, 5O off centerline; thence continuing with North right of way line of CSX Railroad North 77° 13' 50" W, 200.53 feet to an iron pin set; thence with the east line of Matthews North 03° 29' 00" E 60.53 feet to an iron pm found; thence North 03° 16' 20" E, 681.32 feet to an iron pin found; thence North 03° 19' 00" E, 290.17 feet to an iron pin set; thence North 03° 19' 00" E, 240. 61 feet to an iron pin found; thence North 03° 16' 10' E, 9.39 feet to an iron pin set; thence with South line of Tract 4 South 86° 41' 00" E, 444.18 feet to an iron pin set; thence North 42° 57' 10" E, 602.11 feet to an iron pin set at the beginning and further described as Tract 3, all according to a Property Survey for the Robert Henry Bonds Heirs dated June 1995 by Robert E. Francis, Tennessee RLS #669, Huddleston-Steele Engineering, Inc., Broad Street, Murfreesboro, TN 37129.

Being the same property conveyed to Equipmentshare.com Inc. by Special Warranty Deed dated July 18, 2019 from Charlie B. Mitchell, Jr., of record as Instrument No. 20190722-0071688 in the Register's Office for Davidson County, Tennessee, and in Record Book 1794 Page 3077 in the Register's Office for Rutherford County, Tennessee.

EXHIBIT B
Exceptions

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

2. All plats, mineral reservations, mining rights, rights of way, easements, conditions, encumbrances and restrictions of record in the county where the property on Exhibit A is located, but excluding any of the following: any mortgage, deed of trust, judgment lien, security interest, purchase option, right of first refusal, option to lease, mechanic or materialman liens, and right of reverter.

True Copy Certification

I, Nick Kalloof, 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.

Nick Kalloof
Signature

State of Arizona

County of Maricopa

Personally appeared before me, Peggy Barber, a notary public for this county and state, Nick Kalloof who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Peggy Barber
Notary's Signature

PEGGY BARBER
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Oct. 14, 2019

My Commission Expires: 10-14-2019
Notary' Seal (if on paper)