Karen Johnson Davidson County
Batch# 301418 DEEDWARR
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Fees: $27.00 Taxes: $0.00
20191016-0105966

(Space above reserved for Recorder of Deeds certification)

RECORDING COVER SHEET

Document Title:	General Warranty Deed
Document Date:	Effective as of September 1, 2019
Grantor's Name and Address:	Nexeo Solutions, LLC Attn: Ashley Lydon 3075 Highland Parkway, Suite 200 Downers Grove, Illinois 60515
Grantee's Name and Address:	Univar USA Inc. Attn: Ashley Lydon 3075 Highland Parkway, Suite 200 Downers Grove, Illinois 60515
Legal Description:	See **Exhibit A** attached hereto and incorporated herein
Address & Parcel:	2309 & 2315 Clifton Ave., Nashville, TN 37209 092 11 0 022.00; 092 11 0 021.00

This instrument prepared by and please return to:	**Mail tax bills to:**
Amanda A. Rapp Stinson LLP 7700 Forsyth Blvd., Suite 1100 St. Louis, MO 63105	Univar USA Inc. Attn: Tax Department 3071 Highland Parkway, Suite 200 Downers Grove, IL 60515
No Transfer tax due/No statement of value needed:	Pursuant to TCA 67-4-409(e), this is transferred pursuant to plans of reorganization, so no transfer tax is due and no oath of value is required pursuant to TCA 67-4-409(a)(5).

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is effective as of September 1, 2019 by **NEXEO SOLUTIONS, LLC**, a Delaware limited liability company with a mailing address of 3075 Highland Parkway, Suite 200, Downers Grove, IL 60515 ("**Grantor**") in favor of **UNIVAR USA INC.**, a Washington corporation ("**Grantee**") with a mailing address of 3075 Highland Parkway, Suite 200, Downers Grove, IL 60515.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents, BARGAIN AND SELL, CONVEY AND CONFIRM, unto Grantee the following described real estate, together with the improvements thereon, situated in Davidson County, and State of Tennessee, to wit:

See EXHIBIT A attached hereto and incorporated herein by this reference.

Being that the property described herein and conveyed hereby is the same property conveyed to Grantor, as evidenced by the Deed recorded at Instrument Number 20110411-0027807, in the Register's Office for Davidson County, Tennessee.

SUBJECT ONLY TO (a) easements and non-monetary matters of record, if any; (b) taxes and assessments, general and special, not now due and payable; and (c) rights of the public in and to the parts thereof in streets, roads or alleys.

TO HAVE AND TO HOLD the said real estate, as above described, together with all rights and appurtenances to the same belonging, unto Grantee and to the successors and assigns of Grantee forever. The Grantor hereby covenants that Grantor and Grantor's successors and assigns will warrant and defend the title to said real estate unto Grantee and Grantee's successors and assigns, forever, against the lawful claims and demands whatsoever of all persons whomsoever, except as stated herein.

[Signature and notary page follows]

IN WITNESS WHEREOF, Grantor has executed these presents as of the day and year first above written.

GRANTOR:

NEXEO SOLUTIONS, LLC,
a Delaware limited liability company

By: _____
Name: Noelle J. Perkins
Title: Assistant Secretary

STATE OF IL)
) ss.
COUNTY OF DuPage)

On this 30th day of August 2019, before me, a Notary Public in and for said county and state, personally appeared Noelle J. Perkins, to me personally known, who, being by me duly sworn, did say that she is the Assistant Secretary of Nexeo Solutions, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of said limited liability company, and said Noelle J. Perkins acknowledged said instrument to be the free act and deed of said limited liability company, and that she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____
Notary Public
Ashley M Lydon

My Commission Expires
12/19/2021

ASHLEY M LYDON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 19, 2021

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

TRACT I:
A tract of land located in Metropolitan Nashville and Davidson County, Tennessee, described by survey prepared by Michael Holmes and Associates, Inc., dated July 28, 1989, as follows:

Being Parcel 22 on Map 92-11 of the Tax Assessor's Office for Davidson County, Tennessee. Also, being Lot "D" and parts of Lots "C", 5, 6, 7 and 8 on J. W. Lawless' Plan of Lots, as of record in Plat Book 161, page 20, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southwest corner of intersection of Clifton Avenue and Seaboard Systems Railroad; thence South 38 deg. 17' 59" West 407.71 feet to a point; thence North 02 deg. 39' 46" East 307.45 feet to a point; thence North 86 deg. 55' 05" East 238.75 feet to the POINT OF BEGINNING, containing 36,517.87 square feet or 0.8383 acres.

TRACT II:
Land in Davidson County, Tennessee, Being Lot "B", the westerly part of Lot "C" and the northwesterly part of Lot Nos. 7 and 8 on the Plan of J.W. Lawless' Resubdivision of the Charles M. Stewart property, as of record in Book 161, Page 20, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the southerly margin of Clifton Pike at the northwest corner of Lot "B" and the easterly margin of an alley; thence with the westerly line of Lots "B" and 8, southerly 438 feet, more or less, to a point 110 feet from the second track or the outbound main track of the N.C. & St. L. Railway; thence northeasterly parallel with said track, 134 feet, more or less, to the corner of a lot conveyed by the Harley Pottery Company to Newsom Crushed Stone and Quarry Company, by deed of record in Book 307, page 222, Register's Office for Davidson County, Tennessee; thence with the westerly line of said lot, northerly 309 feet, more or less, to the southerly margin of Clifton Pike; thence with the southerly margin of said Pike, westerly 242 feet to the BEGINNING.

Being the same property conveyed to Nexeo Solutions, LLC, a Delaware limited liability company, by Deed recorded at Instrument No. 20110411-0027807, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Josh Cohen, 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.

Josh Cohen

State of Missouri

County of St. Louis

Personally appeared before me, Glenda Ziegler, a notary public for this county and state, Josh Cohen, 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: 4-13-2021

GLENDA ZIEGLER
Notary Public – Notary Seal
St Louis County – State of Missouri
Commission Number 13512186
My Commission Expires Apr 13, 2021