Karen Johnson Davidson County
Batch# 301889 DEEDWARRSP
10/16/2019 03:52:53 PM 4 pgs
Fees: $23.00 Taxes: $44,400.00
20191016-0106206

SPECIAL WARRANTY DEED

FROM: McAlister Properties

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: 3040 Sidco Drive, LP

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
3040 Sidco Drive, LP Attn: Forstone Capital, LLC 750 East Main Street, Suite 820 Stamford, Connecticut 06902	Same	132-04-0-010.00

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $12,000,000.00.

Teresa Falk
Affiant

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me, this 15 day of October, 2019

Notary Public

My Commission Expires: 2/26/22

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **McAlister Properties, a Tennessee general partnership** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **3040 Sidco Drive, LP, a Texas limited partnership** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in certain land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 3040 Sidco Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 15th day of October, 2019.

SELLER:

McAlister Properties,
a Tennessee general partnership

By: _____
Harry ~~Hill~~ McAlister V, Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Kimberly Alexander, a Notary Public in and for the County and State aforesaid, personally appeared Harry Hill McAlister V, 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 Authorized Agent of McAlister Properties, a Tennessee general partnership, the within named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Authorized Agent.

Witness my hand and seal at office in Nashville, Tennessee, this 15 day of October, 2019.

_____
Notary Public

KIMBERLY ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

My Commission Expires: January 3, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 6th Civil District of Davidson County, Tennessee, being described according to a survey made by Barge, Waggoner & Sumner, Inc., dated October 24, 1967, and revised March 13, 1969, and revised March 25, 1969, as follows:

Beginning at a point of intersection of the center lines of Armory Drive and Sidco Drive; thence south along the center line of Sidco Drive, a distance of 1152.6 feet; thence at right angles eastwardly a distance of 25 feet to a point on the east margin of Sidco Drive which is the point of beginning; thence with the east line of Sidco Drive, South 1° 57' West a distance of 400 feet to a point; thence North 88° 10' 30" East a distance of 740.09 feet to an iron pin; thence North 1° 57 East a distance of 332.32 feet to an iron pin; thence North 70° 04' 30" West a distance of 317.17 feet to an iron pin; thence South 88° 10' 30" West a distance of 437.74 feet to an iron pin in the east margin of Sidco Drive; thence with said margin, South 1° 57' West a distance of 50.11 feet to the point of beginning, and having a total area of 7.22 acres, more or less.

Being the same property conveyed to MCALISTER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by deed from NASHVILLE SASH AND DOOR COMPANY, INC., A TENNESSEE CORPORATION, of record in Book 6171, page 438, dated November 7, 1983, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2019 and future taxes, a lien, not yet due and payable.

2. Title to that portion of the premises, if any, embraced within the right-of-way of Louisville and Nashville Railroad.

3. The following matters shown on the plat of survey by Kevin David Crowe, Tenn. RLS No. 1979, with Crowe - Wheeler and Associates, dated April 28, 2019, last revised October 11, 2019 and designated File: 15-174alta.DWG:

a) electric line running North to South along western boundary line
b) sanitary manhole and pump located in the southwest corner of the property
c) pavement encroachment onto CSX Railroad in the northeast part of the property
d) fence encroachment onto CSX Railroad in the northeast part of the property
e) fence enclosure containing concrete flume encroaching onto CSX Railroad right of way

4. Deed of Trust, Assignment of Leases and Rents and Security Agreement executed by 3040 Sidco Drive, LP, a Texas limited partnership to Old Republic Title Company of Tennessee, Trustee, dated October 15, 2019, and recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

5. Assignment of Leases and Rents dated October 15, 2019, by 3040 Sidco Drive, LP, a Texas limited partnership, for the benefit of CIT Bank, N.A., as administrative agent, recorded simultaneously herewith in said Register's Office.

6. UCC-1 Fixture Filing naming 3040 Sidco Drive, LP, a Texas limited partnership, as debtor, and CIT Bank, N.A., as secured party, recorded simultaneously herewith, said Register's Office.