This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 307237 DEEDWARRSP
10/28/2019 03:43:25 PM 5 pgs
Fees: $28.00 Taxes: $4,995.00
20191028-0110491

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Barlow RPM, LLC 1609 South Main Street Hopkinsville, KY 42240	Barlow RPM, LLC 1609 South Main Street Hopkinsville, KY 42240	Tax Parcel No. 106-02-0-052.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **WAREHOUSE VENTURES, G.P.**, a Tennessee general partnership (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **BARLOW RPM, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of October, 2019.

GRANTOR:

WAREHOUSE VENTURES, G.P.
a Tennessee general partnership

By: _____
Name: Allen Brevelder
Its: Authorized Partner

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Allen Brevelder, the Authorized Partner of Warehouse Ventures, G.P., a Tennessee general partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Authorized Partner executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Allen Brevelder., as such _____.

Witness my hand and official seal this 24 day of October, 2019.

Tara L Mason
Notary Public

My Commission Expires:

10/2/23

TARA L. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,350,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Teresa Teel
Affiant

Sworn to and subscribed before me,
this 25th day of October, 2019.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires, July 9, 2022

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Plan of Elm Hill Business Center, of record in Book 5190, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to WAREHOUSE VENTURES, GP, A TENNESSEE GENERAL PARTNERSHIP by deed from WALTER E. HEARN AND JAMES W. HEARN, dated September 13, 2018, of record in Instrument No. 20180914-0091493, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes, and water and sewer charges, not yet due and payable.

2. Zoning, building codes, and other laws affecting the Property, provided the same are not violated by the Property.

3. All matters that would be shown on an updated ALTA Survey of the Land.

4. Matters shown on the Plan of record in Book 5190, Page 98, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer Easement of record in Book 5226, Page 14, said Register's Office.

6. Lack of direct access to and from controlled access highway.