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Karen Johnson Davidson County
Batch# 333958 DEEDWARRSP
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Fees: $33.00 Taxes: $84,175.00
20191223-0132403

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Amazon.com Services, Inc. PO Box 80416 Seattle, WA 98108-0416	Amazon.com Services, Inc. PO Box 80416 Seattle, WA 98108-0416	13204000900

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 hereby acknowledged, **JGC FOOD CO. LLC**, a Washington limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to Amazon.com Services, Inc., a Delaware corporation, and/or its assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 2960 Armory Drive, Nashville, Tennessee 37204.

Said property is conveyed subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its representatives and successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 23rd day of December, 2019.

JGC FOOD CO. LLC, a Washington limited liability company
By: Joshua Green Corporation, a Washington corporation, its Manager

By: Stanley B McCammon
Name: Stanley B McCammon
Title: President & CEO

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 19th day of December, 2019, before me, a Notary Public in and for the State of Washington, personally appeared Stanley B McCammon, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the President & CEO of Joshua Green Corporation, a Washington corporation, Manager of **JGC FOOD CO. LLC**, a Washington limited liability company, to be the free and voluntary act and deed of said limited liability company for the uses and purposes mentioned in the instrument.

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

SANDRA L. SPURLOCK NOTARY PUBLIC COMMISSION EXPIRES 8-08-20 STATE OF WASHINGTON

Sandra Spurlock
NOTARY PUBLIC in and for the State of Washington,
residing at Seattle, WA
My appointment expires 8/8/20
Print Name SANDRA L SPURLOCK

STATE OF WASHINGTON)

COUNTY OF KING)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $22,750,000.00.

Affiant

Sworn to and subscribed before me this 19th day of December, 2019.

Notary Public

My Commission Expires:

8/8/20

SANDRA L. SPURLOCK NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 8-08-20

EXHIBIT A

Land lying in Davidson County, Tennessee, being Lot 2 on the Final Plat of Radnor Industrial Subdivision of record as Instrument No. 20070711-0082809, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description;

Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8" rebar, 18" in length with a plastic cap stamped "K. Crowe #1979". All bearings stated herein are based on geodetic North, observed by GPS dated 6/19/07.

Beginning at an iron pin found on the East right of way of Sidco Drive, 30' from Centerline, said point being a common corner to Horrell Refrigeration recorded in Deed Book 4535, Page 85; thence along said right of way N 05°55'33" E a distance of 568.91' to an iron pin found.

Thence, along a curve to the right with a radius of 50.30', arc length of 79.25', delta angle of 90°16'09", bearing N 51°02'56" E, a distance of 71.30' to a P.K. Nail set in the Southern right of way of Armory Drive, 25' from centerline;

Thence, along said right of way, S 84°03'29" E, a distance of 749.78' to a P.K. Nail set;

Thence, along a curve to the right with a radius of 50.00', arc length of 78.54', delta angle of 89°59'56", bearing S39°03'29" E, a distance of 70.71' to a P.K. nail set;

Thence, with the West right of way of CSX Railroad 05°56'31" W a distance of 328.60' to an iron pin set;

Thence, with the West line of Tract II as recorded in Instrument Number 20011228-0144021, S 22°39'05"W a distance of 142.30' to an iron pin found;

Thence, S 41°14'03" W, a distance of 321.42' to a P.K. nail set, a corner to Lot 1, a portion of the O'Charley's Inc. property recorded in Instrument Number 20011228-0144021;

Thence, along the line of Lot 1 following the next 9 calls N 46°22'27" W a distance of 67.22' to a P.K. nail set;

Thence, N 25°52'27" W a distance of 51.56' to a P.K. nail set;

Thence, N 46°22'27" W a distance of 168.74' to a P.K. nail set;

Thence, S 89°27'17" W a distance of 31.01' to a P.K. nail set;

Thence, N 57°05'20" W a distance of 63.66' to a masonry nail set in curb;

Thence, N 46°22'26" W a distance of 80.84' to a P.K. nail set;

Thence, S 42°45'02" W a distance of 155.90' to a chiseled "X" in rock

Thence, N 45°00'52" W a distance of 30.98' to an iron pin set;

Thence N 84°04'59" W a distance of 138.40' to the point of beginning.

Being the same property conveyed to JGC Food Co. LLC by deed of record at Instrument No. 201909300099359, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2020 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3106, Page 45, as corrected by a Surveyor's Certificate of record in Book 3370, page 512, and as amended by plat of record in Instrument No. 20070711-0082809, Register's Office for Davidson County, Tennessee, as shown on the ALTA/NSPS Land Title Survey No. 19-09-0378, prepared by Kevin R. Rasnick, TN RLS# 2179, dated September 30, 2019 (the "Survey").

3. Easement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5634, page 919, in the Register's Office for Davidson County, Tennessee.

4. Underground Foundation Easement of record in Book 5756, Page 87 in the Register's Office for Davidson County, Tennessee.

5. Anchor Easement of record in Book 5756, Page 88 in the Register's Office for Davidson County, Tennessee.

6. Rights reserved of uranium, thorium and all other materials essential to production of fissionable materials as fully set out in quitclaim deed to the State of Tennessee, of record in Book 1731, page 533, in the Register's Office for Davidson County, Tennessee.

7. Possible right of C.S.X. Railroad Railroad to increase its right-of-way to the full extent of its charter.

8. All matters as shown on the Survey, including the following:

   a. Fence encroaches into R/W 6.74'

   b. Fence encroaches into R/W 3.05'

   c. Fence encroaches into Rail Yard 30.12'

   d. Curb encroaches into adjoiner 0.50'

   e. Metal Building 3 violates rear setback line 4.5'

   f. Zoning setbacks - front 5' and rear 20'

Certificate of Authenticity

I, Darnella J. Ward, 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.

Signature

State of Washington

County of King

Personally appeared before me, ~~Darnella Ward~~ Mark Schwarz, a notary public for this county and state, Darnella Ward 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: 9/19/22.

Notary's Seal (If on paper)

MARK S SCHWARZ NOTARY PUBLIC 94649 COMMISSION EXPIRES 9-19-22 STATE OF WASHINGTON