This instrument prepared by:

Catherine M. Ward, Esq.
Stradley Ronon Stevens & Young LLP
2005 Market Street, Suite 2600
Philadelphia, PA 19103-7108

Karen Johnson Davidson County
Batch# 336913 DEEDWARRSP
12/31/2019 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $93,240.00
20191231-0135149

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Utica Realty Nashville LLC	Utica Realty Nashville LLC	12000003500
1431 Vultee Boulevard	1431 Vultee Boulevard	
Nashville, Tennessee 37217	Nashville, Tennessee 37217	

FOR AND IN CONSIDERATION of the sum of **Twenty Five Million Two Hundred Thousand Dollars and no/100 ($25,200,000.00)**, the receipt of which is acknowledged, TRIUMPH AEROSTRUCTURES, LLC has this day bargained and sold, and does hereby transfer and convey unto the said UTICA REALTY NASHVILLE LLC, the Grantee herein and its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING a certain tract of land located at 1431 Vultee Boulvard in the Thirteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds and according to a survey by Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, TN 37206, dated October 10, 1996 (Job No. 96-108/5313) as follows: Beginning at a concrete monument (old), said monument being in the east right-of-way of Briley Parkway (R.O.W. varies) and the south right-of-way of Vultee Blvd. (A 60-foot R.O.W.), also being the northwest corner of the herein described tract;

Thence with the south right-of-way of Vultee Blvd., South 82 degrees 34 minutes 39 seconds East, 1628.06 feet to a concrete monument (old); said monument being a corner of the Metropolitan Airport Authority Property as evidenced in Book 4440, page 758, Register's Office for Davidson County, Tennessee;

Thence with said Airport Property, generally along a chain link fence for the next 3 calls: 1) South 03 degrees 28 minutes 52 seconds West, 1878.02 feet to a concrete monument (old); 2) North 86 degrees 40 minutes 25 seconds West, 167.58 feet to a concrete monument (old); and 3) South 03 degrees 23 minutes 51 seconds West, 827.80 feet to a concrete monument (old); Thence with said Airport Property and the Commodore Products Corporation Property as evidenced in book 2136, page 237, Register's Office for Davidson County, Tennessee, generally along a chain link fence North 62 degrees 38 minutes 39 seconds West, 1296.80 feet to a concrete monument (old);

Thence with said Commodore Products Corporation Property, generally along a chain link fence, South 27 degrees 21 minutes 22 seconds West, 432.39 feet to an existing fence corner post in concrete, said point being a corner to the Metropolitan Nashville Airport Authority Property, as evidenced in Book 4440, page 758, Register's Office for Davidson County, Tennessee;

Thence with said Airport Property, North 63 degrees 18 minutes 12 seconds West, 393.10 feet to a P.K. nail (new). Said nail being in the center of McGavock Pike (60-foot R.O.W. by use); Thence along the centerline of said McGavock Pike, North 07 degrees 30 minutes 49 seconds East, 787.44 feet to an iron pin (new), said pin being in the right-of-way of the aforementioned Briley Parkway;

Thence with said right-of-way for the next 3 calls: 1) North 35 degrees 21 minutes 14 seconds East, 297.68 feet to a concrete monument (old); 2) North 09 degrees 11 minutes 31 seconds West, 162.16 feet to a concrete monument (old); and 3) North 07 degrees 12 minutes 56 seconds East, 1340.09 feet to the point of beginning and containing 4,268,239 square feet or 97.985 acres, more or less, as calculated by the above courses which were determined within the precision requirements of an ALTA/ACSM "urban" land title survey of 1992.

BEING the same premises conveyed to The Aerostructures Corporation by Deeds of record in Book 10184, Page 138 and Book 10294, Page 453, in the Register's Office for Davidson County, Tennessee.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER The actual consideration or value whichever is greater, for this transfer is $26,200,000.

Affiant _____

Subscribed and sworn to before me this the 20 day of December 2019

Notary Public Janette Marie Chamberlin

My commission expires:
(Affix Seal)
Commission Expires: 10/02/2023
Commission Number: 1358528

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee and its successors and assigns forever Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered, except for those encumbrances of record as of the date hereof.

Grantor further covenants and binds itself to warrant and defend the title to said real estate to said Grantee and its successors and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor, but against none other.

Whenever 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, on this 20 day of December, 2019, Grantor has caused this Deed to be executed by its duly authorized officer.

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Janette Marie Chamberlin, Notary Public
Chester County
My Commission Expires 10/02/2023
Commission Number 1358528

TRIUMPH AEROSTRUCTURES, LLC

By: _____

Name: James F. McCabe, Jr.

Title: Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

Before me, James F. McCabe, a Notary Public of the Commonwealth and County aforesaid, personally appeared James F. McCabe, Jr., 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 Vice President of Triumph Aerostructures, LLC, the within named Grantor, a limited liability company, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such Vice President.

Witness my hand and official seal, at office in Berwyn, PA, this 20 day of December, 2019.

Notary Public Janette Marie Chamberlin

My Commission Expires: 10/23

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Janette Marie Chamberlin, Notary Public
Chester County
My Commission Expires 10/02/2023
Commission Number 1358528

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY