Karen Johnson Davidson County
Batch# 357739 DEEDWARRSP
02/13/2020 09:54:30 AM 5 pgs
Fees: $28.00 Taxes: $8,140.00
20200213-0016590

THIS INSTRUMENT PREPARED BY:
William T. Johnson
Jackson Walker LLP
1400 McKinney, Suite 1900
Houston, Texas 77010

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Poindexter Properties, LLC 600 Travis Street, Suite 400 Houston, Texas 77002	Poindexter Properties, LLC 600 Travis Street, Suite 400 Houston, Texas 77002	094-00-0-188.00

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, READING MIDWEST DISTRIBUTION, LLC, a Delaware limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to POINDEXTER PROPERTIES, LLC, a Texas limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

LAND LOCATED IN THE 15TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, ON THE SOUTHEAST SIDE OF LEBANON PIKE CIRCLE AND THE SOUTH SIDE OF LEBANON PIKE, AND BEING A PORTION OF THE PROPERTY FOUND IN DEED BOOK 6160, PAGE 600 AND DEED BOOK 6764, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE SOUTHEAST MARGIN OF LEBANON PIKE CIRCLE, SAME BEING THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHERNMOST NORTHEAST CORNER OF TRACT 1 OF THE ADAMS AND SHOULDERS PROPERTY (14.21 ACRES AS PER SURVEY OF SAME DATE), ALSO BEING 87.97 FEET NORTHEAST OF THE NORTHEAST CORNER OF DARLENE WOOD AS YOU MEASURE ALONG SAID MARGIN; THENCE WITH SAID MARGIN ALONG A CURVE PROCEEDING COUNTERCLOCKWISE, HAVING A DEFLECTING ANGLE OF 9°17' 50", A RADIUS OF 614.90 FEET, A TANGENT LENGTH OF 50.00 FEET, AND A CHORD OF NORTH 35° 09' 07" EAST 99.67 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 99.78 FEET; THENCE SOUTH 59° 29' 48" EAST 10.00 FEET; THENCE ALONG A CURVE PROCEEDING COUNTERCLOCKWISE, HAVING A DEFLECTING ANGLE OF 19° 20' 41", A RADIUS OF 624.90 FEET, A TANGENT OF 106.51 FEET, AND A CHORD OF NORTH 20° 49' 52" EAST 209.98 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 210.98 FEET; THENCE NORTH 78° 50' 29" WEST 10.00 FEET; THENCE ALONG A CURVE PROCEEDING CLOCKWISE, HAVING A DEFLECTING ANGLE OF 14° 35' 42", A RADIUS OF 538.00 FEET, A TANGENT LENGTH OF 68.90 FEET, AND A CHORD OF NORTH 22° 29' 05" EAST 136.67

FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 137.04 FEET TO A CONCRETE MONUMENT IN THE INTERSECTION OF LEBANON PIKE CIRCLE WITH THE SOUTH RIGHT-OF-WAY OF LEBANON PIKE; THENCE WITH SAID RIGHT-OF- WAY NORTH 56° 37' 38" EAST 73.10 FEET TO A CONCRETE MONUMENT IN SAID RIGHT-OF-WAY; THENCE LEAVING ROAD WITH LINE OF TRACT #3 OF THE ADAMS AND SHOULDERS PROPERTY (5.01 ACRES AS PER SURVEY OF SAME DATE) SOUTH 15° 47' 56" EAST 603.37 FEET TO AN IRON ROD; THENCE WITH LINE OF SAID TRACT #1 SOUTH 53° 11' 18" WEST 612.99 FEET TO AN IRON ROD; THENCE NORTH 9° 13' 32" EAST TO THE POINT OF BEGINNING CONTAINING 5.01 ACRES, MORE OR LESS, BY SURVEY BY CARROLL CARMAN, REGISTERED LAND SURVEYOR, TENNESSEE NUMBER 910, ADDRESS 150 MIDDLE FORK ROAD, HARTSVILLE, TENNESSEE, 37074, DATED OCTOBER 24, 1994.

Being the same property conveyed to Reading Midwest Distribution, LLC, a Delaware limited liability company by Warranty Deed dated 03/09/2017 from PalFleet Truck Equipment Company, LLC, a Delaware limited liability company of record in Instrument 201703090023543, Register's Office for Davidson County, Tennessee.

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 1801 Lebanon Pike, Nashville, Tennessee 37210.

Said property is conveyed subject to the following matters:

1. Property taxes for 2020 and subsequent years, a lien, but not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 9565, Page 726, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 9665, Page 475, Register's Office for Davidson County, Tennessee.

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

[Signature Page and Consideration Affidavit Follow]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 7th day of February, 2020.

READING MIDWEST DISTRIBUTION, LLC

By: _____
David R. Nuzzo
Vice President

STATE OF TEXAS)

COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, David R. Nuzzo, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the/a(n) Vice President of READING MIDWEST DISTRIBUTION, LLC, a Delaware limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 6 day of February, 2020.

CHRISTINA MARIE HOPE
Notary Public, State of Texas
Comm. Expires 07-25-2020
Notary ID 130752381

_____
Notary Public

My Commission Expires:

07-25-2020

STATE OF TEXAS)

COUNTY OF HARRIS)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,200,000.00.

David R. Nuzzo, ~~Senior~~ Vice President of
Poindexter Properties, LLC

Sworn to and subscribed before me this 6 day of February, 2020.

CHRISTINA MARIE HOPE
Notary Public, State of Texas
Comm. Expires 07-25-2020
Notary ID 130752381

Notary Public

My Commission Expires:

07-25-2020

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires