**This instrument prepared by and after recording return to:**

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

Karen Johnson Davidson County
Batch# 365048 DEEDWARRSP
02/28/2020 02:43:30 PM 7 pgs
Fees: $38.00 Taxes: $4,440.00
20200228-0022565

# SPECIAL WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Map/Parcel IDs: |
|---|---|---|
| Old Hickory Industrial I, LLC<br>c/o Al. Neyer, LLC<br>302 West Third Street, Suite 800<br>Cincinnati, Ohio 45202<br>Attn: Asset Management | Old Hickory Industrial I, LLC<br>c/o Al. Neyer, LLC<br>302 West Third Street, Suite 800<br>Cincinnati, Ohio 45202<br>Attn: Asset Management | Parcel No. 175-00-0-039.00 |

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, **ROBERT R. MOSLEY, JR.**, and wife **IMA W. MOSLEY**, and **MICHAEL R. JOHNSON**, and wife **BETTY J. JOHNSON** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **OLD HICKORY INDUSTRIAL I, LLC**, an Ohio 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 unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (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 appurtenances, hereditaments, 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 by, through or under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of February, 2020, but is effective as of the 28th day of February, 2020.

**GRANTOR:**

**ROBERT R. MOSLEY, JR.**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert R. Mosley, Jr., 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 26th day of February, 2020.

My Commission Expires:

5-25-2020

Notary Public

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

**IMA W. MOSLEY**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ima W. Mosley, 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 26th day of February, 2020.

My Commission Expires:

5-25-2020

Notary Public

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

*[Signatures Continue on Following Page]*

MICHAEL R. JOHNSON

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael R. Johnson, 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 26th day of February, 2020.

My Commission Expires:

5-25-2020

Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

BETTY J. JOHNSON

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Betty J. Johnson, 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 26th day of February, 2020.

My Commission Expires:

5-25-2020

Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

This is a jurat certificate; an oath or affirmation was administered to the signer with regard to this notarial act.

STATE OF Ohio

COUNTY OF Hamilton

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,200,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant, James T. Nayer

Sworn to and subscribed before me,
this 24th day of February, 2020.

NOTARY PUBLIC

My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

ANNE E. PIELAGE
Notary Public, State of Ohio
My Commission Expires 06-15-2020

**Exhibit "A"**

Legal Description of Property

Land in Davidson County and being more particularly described as follows:

Beginning at an iron rod being a common corner with the CNF Properties, Inc. property as of record in Deed Book 10319, Page 614, R.O.D.C. and being on the southern right of way of Old Hickory Boulevard;

Thence with the CNF Properties, Inc. property line and generally following fence line, S 09°00'28" W, 630.59 feet to an iron rod;

Thence S 20°20'04" W, 263.89 feet to an iron rod;
Thence N 77°36'48" W, 182.98 feet to an iron rod;
Thence N 82°00'04" W, 417.85 feet to a point;

Thence leaving said property, N 09°59'36" E, 596.19 feet to an iron rod and being a common corner with the Mosely property as of record in Deed Book 3817, Page 15, R.O.D.C.; Thence with the Mosely property line and following a fence line, S 74°39'53" E, 204.72 feet to an iron rod; Thence N 10°14'43" E, 217.71 feet to an iron rod and being a common corner with the Tennessee Telephone Company property as of record in Deed Book 9923, Page 327, R.O.D.C.; Thence with the Tennessee Telephone Company property line and following a fence line, S 69°13'59" E, 104.67 feet to an iron rod; Thence N 10°00'23" E, 184.76 feet to an iron rod and being on the southern right of way of Old Hickory Boulevard; Thence with said right of way S 69°10'13" E, 335.26 feet to the Point of Beginning and containing therein 11.51+/- acres.

ALSO being known as all of Lot 4 of Star Subdivision as shown on Plat of Star Subdivision recorded as Document No. 20000310-0025164, Davidson County, Tennessee Records.

Being the same property conveyed to Michael R. Johnson and wife, Betty J. Johnson, and Robert R. Mosely, Jr., and wife Ima W. Mosely, pursuant to Trustee's Deed recorded at Instrument 20030708-0093526, Register's Office for Davidson County, Tennessee.

**Exhibit "B"**

Permitted Exceptions

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

2. Legal highways.

3. Easements and restrictions of record.

4. Zoning, building laws, codes and ordinances.

5. Any facts, rights, interests or claims that may exist or arise by reason of matters disclosed by an ALTA/NSPS survey made by John M. Payne, State of Tennessee Registration No. 845, of Byrd Surveying, Inc., dated September 3, 2019, last revised on February 25, 2020, and designated Project No. B17747-19.

6. Matters as set forth on Star Subdivision Plat recorded as Document No. 20000310-0025164, Davidson County, Tennessee Records.

7. Permanent easement and/or right of way in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded September 14, 1999 in Book 11661, Page 620, Davidson County, Tennessee Records, as also set forth in Trustee's Deed dated July 7, 2003 and recorded July 8, 2003 as Document No. 20030708-0093526, Davidson County, Tennessee Records.

## True Copy Certification

I, Katlynn Lanning, 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.

Katlynn Lanning

Signature

State of Ohio

County of Hamilton

Personally appeared before me, Samantha Musser, a notary public for this county and state, Katlynn Lanning, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Samantha Musser

Notary's Signature

My Commission Expires: _____

NOTARY PUBLIC STATE OF OHIO

SAMANTHA J. MUSSER
Notary Public, State of Ohio
My Commission Expires
March 19, 2020