Karen Johnson Davidson County
Batch# 365398 DEEDWARR
02/28/2020 03:55:06 PM 4 pgs
Fees: $23.00 Taxes: $8,906.27
20200228-0022656

This Instrument Was Prepared By:
Robert M. Holland, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	Send Tax Bills to	Tax Information:
MK Industries, LLC 7130 Cockrill Bend Blvd Nashville, TN 37209	New Owners	Map: 079 Parcels: 036 and 042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CONCRETE FORM ERECTORS, INC., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MK INDUSTRIES, LLC, ("Grantee"), its successors and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 7130 and 7166 Cockrill Bend Boulevard, Nashville, Tennessee 37209.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, is successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2020.

CONCRETE FORM ERECTORS, INC., a Tennessee corporation

By: _____
Name: Robert Dorton
Title: Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Robert M. Holland, Jr., a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Robert Dorfeh, 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 President of CONCRETE FORM ERECTORS, INC., a corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal at office this 28th day of February, 2020.

ROBERT M. HOLLAND JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/8/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,407,100.00.

Affiant

JEAN P SHEARER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me,
this 28 day of February, 2020.

Jean P. Shearer
Notary Public
My Commission Expires: 5-3-21

EXHIBIT A
PROPERTY DESCRIPTION

TRACT I:

Being a 3.50, more or less, acre tract of land lying in the 22nd Councilmanic District of Davidson County, Tennessee, said tract further described as being a portion of Tract I of the Cumberland Manufacturing Company Property on Cockrill Bend Road according to a survey by Hart, Freeland & Roberts, Inc., dated February 20, 1973, more specifically described as follows:

Beginning at a point in the easterly line of the Tennessee State Prison Property, said point further described as lying 435.95, more or less, feet north of the northerly margin of Cockrill Bend Industrial Road; thence with said easterly line north 13 degrees 13 minutes west a distance of 228.95 feet to a point in the southerly line of the Lenard Hackel Property, as of record in Book 4733, Page 955, Register's Office, Davidson County, Tennessee; thence with said southerly line north 76 degrees 47 minutes east, a distance of 663.40 feet to a point; thence with Hackel's westerly line south 14 degrees 24 minutes east a distance of 229.0 feet to a point; thence leaving Hackel's westerly line south 76 degrees 47 minutes west a distance of 668.13 feet to the point of beginning, containing 3.50, more or less, acres.

Also conveyed herewith is a 40-foot ingress and egress easement, said easement described as follows:

Beginning at a point in the northerly margin of Cockrill Bend Road at the southeast corner of said Tract I; thence running 40 feet off of and parallel to the easterly property line of said Tract I a distance of 405.57 feet to the northerly line of said Tract I.

Being the same property conveyed to Concrete Form Erectors, Inc. by deed from D & E Company of record in Book 6000, page 993, Register's Office for Davidson County, Tennessee.

TRACT II:

BEGINNING at an iron pin in the northerly margin of Cockrill Bend Industrial Road, said pin being the southwest corner of D & E Subdivision of record in Book 4955, Page 95, R.O.D.C.; thence, in a westerly direction with the northerly margin of Cockrill Bend Industrial Road and a curve to the right having a central angle of 16 degrees 14' 37" and a radius of 1950.0 feet for a distance of 552.84 feet to an iron pin, said pin being on a severance line of property of Tennessee State University; thence, leaving Cockrill Bend Industrial Road with severance line which is 50 feet westerly and parallel to T.S.U. property line N 16 degrees, 52' 09" E, 665.37 feet to an iron pin; thence, N 81 degrees 50' 20" E, 246.00 feet to a concrete monument at the northwest corner of D & E Company of record in Book 5046, Page 552, R.O.D.C.; thence, with said D & E Subdivision line S 09 degrees, 53' 09" E 664.90 feet to the point of beginning, containing 262,667 square feet or 6.03 acres, more or less.

Being the same property conveyed to Concrete Form Erectors, Inc. by deed from Damon L. Crabtree and wife, Robbie C. Crabtree of record in Book 6825, page 130, Register's Office for Davidson County, Tennessee.

PERMITTED EXCEPTIONS

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

2. All matters appearing of record with the Register's Office for Davidson County, Tennessee.