Karen Johnson Davidson County
Batch# 390892 DEEDWARRSP
04/23/2020 02:48:30 PM 7 pgs
Fees: $38.00 Taxes: $29,322.50
20200423-0042904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,925,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2020.

TYLER W. PARKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

Notary Public
My commission expires: 10-2-23

THIS DOCUMENT PREPARED BY
AND UPON RECORDATION ~~RETURN TO~~:
Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309
Attention: Jeff Upshaw

When Recorded Return To:
Amy R. Mann
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 961541

Address of New Owner:	**Send Tax Bills To:**	**Tax Parcel No(s).**
c/o Wood Partners 15 Music Square West Nashville, TN 37203	Same address	09100003200; 09100005700

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of APRIL 20, 2020, by **FCD RECYCLING, LLC**, a Tennessee limited liability company (hereinafter called "Grantor"), in favor of **CRP/WP ALTA NATIONS OWNER, L.L.C.**, a Delaware limited liability company (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and

confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon (the "Property").

TO HAVE AND TO HOLD the said bargained the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise. This Deed and the warranty of title contained herein are made expressly subject to those certain matters set forth on Exhibit B attached hereto and made a part hereof, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SEE SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has duly executed this Deed as an instrument under seal as of the date set forth above.

GRANTOR:

FCD RECYCLING, LLC,
a Tennessee limited liability company

By: _____
Name: T. Adam Sinks
Its: Manager

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Before me, Ruth Meacham, a notary public of the aforementioned state and county, personally appeared T. Adam Sinks, 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 Manager of FCD Recycling, LLC, a Tennessee limited liability company, the within-named Grantor, and that he/she, as such Manager, executed the foregoing instrument for the purposes herein contained, by signing the name of the Grantor by himself/herself in such capacity.

WITNESS my hand and seal in the County and State set forth above, this the 15th day of April, 2020.

_____
Notary Public
My Commission Expires: 10/31/2020

RUTH MEACHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Property

Real property located in Davidson County, Tennessee, which is more particularly described below:

Tract 1:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CENTENNIAL BOULEVARD, SAID POINT BEING THE SOUTHEAST CORNER OF MIMMS, LLC & CAMPBELL & CAMPBELL, LLC, OF RECORD IN INSTRUMENT NO. 200212310162668, R.O.D.C.;

THENCE, WITH SAID MIMMS, LLC EAST LINE, N27°16'29"E, 215.78 FEET TO A POINT;

THENCE, N19°22'59"E, 331.00 FEET TO AN EXISTING IRON ROD IN THE SOUTH LINE OF ARMSTRONG HARDWOOD FLOORING COMPANY, OF RECORD IN INSTRUMENT NO. 200008300085723, R.O.D.C.;

THENCE, WITH SAID SOUTH LINE, S51°13'15"E, 594.12 FEET TO AN EXISTING MONUMENT IN THE WESTERLY RIGHT-OF-WAY OF CSX TRANSPORTATION, OF RECORD IN BOOK 333, PAGE 218, R.O.D.C.;

THENCE, WITH SAID RIGHT-OF-WAY AND A CURVE TO THE LEFT 545.48 FEET TO AN EXISTING IRON ROD POINT IN THE NORTHERLY MARGIN OF CENTENNIAL BOULEVARD, SAID CURVE HAVING A CENTRAL ANGLE OF 39°50'22", A RADIUS OF 784.49 FEET AND A CHORD OF S67°30'42"W, 534.56 FEET;

THENCE, WITH SAID NORTHERLY MARGIN OF CENTENNIAL BOULEVARD THE FOLLOWING CALLS:

N77°52'16"W, 40.14 FEET TO AN EXISTING IRON SPIKE;

WITH A CURVE TO THE RIGHT 108.48 FEET TO AN EXISTING IRON ROD, SAID CURVE HAVING A CENTRAL ANGLE OF 19°34'00", A RADIUS OF 317.65 FEET AND A CHORD OF N68°05'16"W, 107.95 FEET;

N58°18'16"W, 45.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 171,358 SQUARE FEET OR 3.93 ACRES, MORE OR LESS.

Tract 2:

BEING A PARCEL OF LAND LOCATED IN NASHVILLE, URBAN SERVICES DISTRICT, TWENTIETH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED ALONG THE SOUTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD, EAST OF SIXTY-FIRST AVENUE NORTH (FORMERLY DEPOT STREET AND TWENTIETH STREET), ALSO BEING THE 2.16 ACRE TRACT AS SHOWN ON THE MAP OF J. B. RANSOM'S WEST NASHVILLE LANDS OF RECORD IN PLAT BOOK 332, PAGE 74, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MOST NORTHERLY OFFSET OF THE SOUTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD, SAID POINT BEING APPROXIMATELY 44.8 FEET MORE OR LESS FROM THE MOST SOUTHERLY OFFSET OF SAID RAILROAD RIGHT-OF-WAY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO CUMBERLAND MATERIALS, INC., OF RECORD IN BOOK 10280, PAGE 580, R.O.D.C.;

775.05 FEET TO AN EXISTING MONUMENT;

THENCE, S25°59'03"E, 47.96 FEET TO AN EXISTING MONUMENT IN THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD CONVEYED BY DEED OF RECORD IN BOOK 333, PAGE 218, R.O.D.C.; THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY AND A CURVE TO THE LEFT 186.27 FEET TO A POINT IN THE NORTHEAST CORNER OF PROPERTY CONVEYED TO ARMSTRONG HARDWOOD FLOORING COMPANY, OF RECORD IN INSTRUMENT NO. 200008300085723, R.O.D.C., SAID CURVE HAVING A CENTRAL ANGLE OF 13°36'17", A RADIUS OF 784.49 FEET, A TANGENT OF 93.58 FEET AND A CHORD OF N85°32'50"W, 185.84 FEET;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY WITH THE NORTHERLY BOUNDARY OF ARMSTRONG PROPERTY, N51°13'15"W, PASSING AN EXISTING IRON PIN AT 594.12 FEET FOR A TOTAL DISTANCE OF 665.26 FEET TO AN EXISTING MONUMENT IN THE EASTERLY BOUNDARY OF THE PROPERTY CONVEYED TO CUMBERLAND MATERIALS, INC. OF RECORD IN BOOK 10280, PAGE 580, R.O.D.C.;

THENCE, WITH SAID EASTERLY BOUNDARY OF CUMBERLAND MATERIALS, INC. AND ALONG SAID OFFSET OF RAILROAD RIGHT-OF-WAY N38°54'48"E, 125.24 FEET TO THE MOST NORTHERLY OFFSET OF SAID RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD AND THE POINT OF BEGINNING.

CONTAINING 93,352 SQUARE FEET OR 2.14 ACRES MORE OR LESS.

The foregoing property is the same as conveyed to Grantor by virtue of the Special Warranty Deed recorded as Instrument No. 20140317-0022012 in Davidson County, Tennessee records.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years.

2. All matters of survey shown on that certain ALTA/NSPS Land Title Survey of 5800 Centennial Blvd and 1720 61st Avenue North, dated March 24, 2020, by Kenneth D. Church, RLS #1004, of TTL USA (the "Survey").

3. Terms and provisions of Assignment of Easement Rights by and between Armstrong Hardwood Flooring Company and Brucewood Partners, dated January 31, 2013 of record in Instrument No. 201302040011240, in the Register's Office of Davidson County, Tennessee.

4. Right of Way Easement for pipeline to Colonial Pipeline Company, dated January 7, 1964, of record in Book 3676, page 126, Register's Office for Davidson County, Tennessee, as amended by Modification Agreement dated March 4, 1964 of record in Book 3705, page 289, Register's Office for Davidson County, Tennessee, the current approximate location of which is as shown on the Survey.

5. Right of Way Easement dated November 12, 1948 in favor of Shell Oil Company, Inc. for a water pipeline, of record in Book 1716, page 23, Register's Office for Davidson County, Tennessee, and the current approximate location of which is as shown on the Survey.

6. Right of Way Easement dated January 17, 1964 in favor of Colonial Pipeline Company of record in Book 3676, page 121, in the Register's Office for Davidson County, Tennessee; the current approximate location of which is as shown on the Survey.

True Copy Certification

I, HEATHER TOWNSEND, 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 Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Darcy L. Quist
Notary's Signature

My Commission Expires: 2/16/2022
Notary' Seal (if on paper)

Darcy L Quist
NOTARY PUBLIC
Cherokee County, GEORGIA
My Comm. Expires
02/16/2022