WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, **83 FREIGHT, LLC, a Tennessee limited liability company, ("Grantor"),** has this day bargained and sold and by these presents does hereby bargain, sell, transfer, and convey unto **83 FREIGHT, a Tennessee general partnership, ("Grantee"),** its successors and assigns, the following described tract or parcel of land, lying and being in **Davidson County, Tennessee,** bounded and described as follows:

105-11-0-224.00

PARCEL A: Being Lot Nos. 41, 42, 43, 44, and 45 on the Map of Aldrich Bros. and Myers Subdivision Part of Lot No. 9 Rains Plan, of record in Plat Book 161, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to 83 FREIGHT, LLC, a Tennessee limited liability company, by Warranty Deed from Harvest Hands Community Development Corporation, a Tennessee corporation, dated August 24, 2017, and of record in Instrument Number 20170828-0088010, in the Register's Office for Davidson County, Tennessee.

PARCEL B: Being Lot Nos. 46, 47, 48 and 49 on the Map of Aldrich Bros. and Myers Subdivision Part of Lot No. 9 Rains Plan, of record in Plat Book 161, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to 83 FREIGHT, LLC, a Tennessee limited liability company, by Warranty Deed from Harvest Hands Community Development Corporation, a Tennessee corporation, dated August 24, 2017, and of record in Instrument Number 20 I 70828-0088010, in the Register's Office for Davidson County, Tennessee.

PARCEL C: Being the southerly parts of Lots Nos. 50, 51, 52, and 53, the southerly one-half of a 40 foot street, now closed, and that part of the abandoned alley immediately east of said property on the map of Aldrich Bros, and Meyers' Subdivision of Part of Lot No. 9 on the Rains Plan, of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee, described according to a survey made by W.B. Southgate, Surveyor, dated January 8. 1940 as follows:

This instrument prepared by:
LOONEY & CHADWELL TITLE SERVICES, LLC
156 Rector Ave., Crossville, Tennessee 38555
C3: Warranty Deeds/83 Freight LLC to 83 Freight

Karen Johnson Davidson County
Batch# 408842 DEEDWARR
06/02/2020 10:34:13 AM 5 pgs
Fees: $28.00 Taxes: $41,383.85

20200602-0056437

Beginning on the easterly margin of Byrum Avenue or Street at a point 361 feet 9 inches South of the southerly margin of Wingrove, or Morton Avenue; thence with the easterly margin of Byrum Avenue, southwardly 50 feet to a point 50 feet, more or less, North of the northwest corner of the property conveyed to Charles H. King and wife, by Deed from Marion Helen Grammer, of record in Book 1097, Page 243, said Register's Office; thence, eastwardly and parallel with said Kings northerly line 224 feet 9 inches, more or less, to the westerly line of Cumberland Park property; thence, with said line, northwardly 50 feet 1 inch; thence, westwardly 229 feet to the point of beginning.

Being the same property conveyed to 83 Freight, LLC, a Tennessee limited liability company, by Quitclaim Deed from FMBC Investments, LLC, a Tennessee limited liability company, dated August 01, 2018, of record in Instrument Number 20180803-0076384, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said property in fee simple subject only to those matters set forth herein, and on Exhibit "A", ("Permitted Exceptions"), incorporated herein by reference thereto; has a good and lawful right to convey the same; and that it is free and unencumbered subject to the matters set forth herein.

AND GRANTOR WILL WARRANT and forever defend the title to said land unto Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, and Grantor binds its successors, representatives, and assigns, by these covenants.

EXECUTED on this 29th day of May, 2020.

83 FREIGHT, LLC, a Tennessee limited liability company

By: _____

Its: Managing Member

State of Tennessee)
)
County of Williamson)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Shawn Bailes with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of **83 Freight, LLC, a Tennessee limited liability company**, and that he as such officer, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

WITNESS my hand and seal this the 29th day of May, 2020.

NOTARY PUBLIC

My commission expires: 09-16-2023

The name and address of the property owner is:

83 Freight, a Tennessee general partnership
345 South Jefferson Ave, Suite 403
Cookeville, TN 38501

The name and address of the person or entity responsible for payment of real property taxes is:

SAME

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or missions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument. The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer.



AFFIDAVIT OF CONSIDERATION

State of Tennessee)
)
County of Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 11,184,823.17, which amount is equal to or greater than the amount which property transferred would command at a fair, voluntary, sale.

Affiant

Sworn to and subscribed before me on this 29th day of May, 2020.

NOTARY PUBLIC

My commission expires: 09-16-2023

NICHOLAS P MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-16-2023

EXHIBIT "A"
Permitted Exceptions

1. Taxes and assessments for year 2020 and subsequent years, not yet due nor payable.

2. Subject to any and all matters as shown on the plats of record in Plat Book 161, page 44, and Instrument Number 201809100089675, Register's Office, Davidson County, Tennessee.

3. Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by and between 83 Freight, LLC, and Metro Government of Nashville and Davidson County of record in Instrument Number 20171023-0108244, Register's Office, Davidson County, Tennessee.

4. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, of record in Book 4041, page 201, Register's Office, Davidson County, Tennessee.

5. Subject to any and all easements as set forth in Book 1334, page 69, Register's Office, Davidson County, Tennessee.