Karen Johnson Davidson County
Batch# 411153 DEEDWARRSP
06/05/2020 04:15:30 PM 8 pgs
Fees: $43.00 Taxes: $24,790.00
20200605-0058292

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Cobb

The actual consideration or value, whichever is greater, for this transfer is $6,700,000.00.

Affiant

Subscribed and sworn to before me, this 29 day of May, 2020.

Notary Public
My commission expires: June 15, 2023

JONATHAN GOVIN NOTARY PUBLIC EXPIRES GEORGIA JUNE 15 2023 PAULDING COUNTY

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

When Recorded Return To:
Amy Risser
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 955553

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	092-070-339.00; 092-070-338.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of May 29, 2020, by **EAW HOLDINGS, LLC**, a Wyoming close limited liability company, **NEAL H. LAMPLEY**, an individual resident of the State of Tennessee, and **KURT WOLFMAN**, an individual resident of the State of Tennessee (hereinafter collectively, jointly and severally, called "Grantor"), in favor of **ALTA FOUNDRY, LP**, a Delaware limited partnership (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 SIGNATURES ON THE FOLLOWING PAGES]

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

GRANTOR:

EAW HOLDINGS, LLC, a Wyoming close limited liability company

Name: Jake Marcus Eaton
Title: Sole Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Cathey Bradford, a notary public of the aforementioned state and county, personally appeared Jake Marcus Eaton, 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 Sole Manager of **EAW HOLDINGS, LLC**, a Wyoming close limited liability company, the within-named Grantor, and that he, as such Sole Manager, executed the foregoing instrument for the purposes herein contained, by signing the name of the Grantor by himself in such capacity.

WITNESS my hand and seal in the County and State set forth above, this the 26th day of May, 2020.

Cathey Bradford
Notary Public
My Commission Expires: 7-17-23

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[SIGNATURES CONTINUED ON THE FOLLOWING PAGES]

GRANTOR:

Neal H. Lampley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Cathey Bradford, a notary public of the aforementioned state and county, personally appeared Neal H. Lampley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal in the County and State set forth above, this the 26th day of May, 2020.

Cathey Bradford
Notary Public
My Commission Expires: 7-17-23

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

GRANTOR:

Kurt Wolfman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Cathey Bradford, a notary public of the aforementioned state and county, personally appeared Kurt Wolfman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal in the County and State set forth above, this the 26th day of May, 2020.

Cathey Bradford
Notary Public
My Commission Expires: 7-17-23

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
Property

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

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE NORTH MARGIN OF JO JOHNSTON AVENUE AND THE WEST MARGIN OF TWENTIETH AVENUE NORTH;

THENCE, WITH THE NORTH MARGIN OF JO JOHNSTON AVENUE, S 62°19'44" W, 210.00 FEET TO AN IRON PIN;

THENCE, LEAVING JO JOHNSTON AVENUE, N 26°05'27" W, 181.07 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF ALLEY NO. 621 CLOSED BY METRO ORDINANCE NO. 99-1824;

THENCE, WITH THE TERMINUS OF SAID ALLEY, N 23°05'19" W, 20.06 FEET TO AN IRON PIN IN THE NORTH MARGIN OF SAID ALLEY;

THENCE, WITH THE CAST LINE OF KIMBRO EQUITIES I OF RECORD IN INSTRUMENT NO. 201201190005363, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, N 27°38'25" W, 209.37 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF CSX TRANSPORTATION RAILROAD;

THENCE, WITH SAID RAILROAD N 51°50'14" E, 210.85 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF TWENTIETH AVENUE NORTH CLOSED BY METRO ORDINANCE NO. 99-1824;

THENCE, CONTINUING WITH SAID RAILROAD, N 61°53'50" E, 39.04 FEET TO THE EASTERLY MARGIN OF SAID CLOSED TWENTIETH AVENUE NORTH AND NORTHWEST CORNER OF LOT NO. 1 OF JOHNNY REB CORPORATION OF RECORD IN BOOK 7900, PAGE 298, SAID REGISTERS OFFICE;

THENCE, WITH SAID WESTERLY LINE OF LOT NO. 1 AND EASTERLY LINE OF SAID CLOSED TWENTIETH AVENUE NORTH, S 26°46'19" E, 203.44 FEET;

THENCE, LEAVING SAID LOT 1 AND THE EASTERLY MARGIN OF TWENTIETH AVENUE NORTH, WITH THE TERMINUS OF TWENTIETH AVENUE NORTH S 63°12'40" W, 39.02 FEET TO THE WESTERLY MARGIN OF TWENTIETH AVENUE NORTH;

THENCE, WITH SAID WEST MARGIN OF TWENTIETH AVENUE NORTH, S 26°46'42" E, 55.24 FEET TO THE CENTERLINE OF ABANDONED ALLEY NO. 621;

THENCE, WITH SAID MARGIN, S 27°40'22" E, 191.00 FEET TO THE POINT OF BEGINNING; CONTAINING 96,481 SQUARE FEET OR 2.215 ACRES MORE OR LESS;

BEING THE SAME PROPERTY CONVEYED TO EAW HOLDINGS, LLC, A WYOMING CLOSE LIMITED LIABILITY COMPANY (ONE-THIRD (1/3) INTEREST); NEAL H. LAMPLEY (ONE-THIRD (1/3) INTEREST); AND KURT WOLFMAN (ONE-THIRD (1/3) INTEREST), BY DEED FROM ELW PROPERTIES PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201904160035032, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 prepared by Kenneth D. Church, TN RLS #1004 of TTL, USA, dated August 5, 2019, last revised May 12, 2020, being Job No. 19-872.

3. Easements granted U.S. Sprint Communications Company by Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 201401140003778, in the Register's Office of Davidson County, Tennessee

4. Grant of Utility Line Easement from John L. Combs and Ina Rae P. Combs to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200207170085836, in the Register's Office of Davidson County, Tennessee.

5. Easements retained by Metropolitan Nashville and Davidson County, Tennessee, in Ordinance Nos. 55-24 and 99-1824.

6. Terms and provisions of Agreement, by and between Eighth Avenue Realty Company and Peter Obenchain, Jr. and wife, Miriam J. Obenchain, of record in Book 2442, Page 394, in the Register's Office of Davidson County, Tennessee.

7. Easement from Peter Obenchain, Jr. to City of Nashville, of record in Book 1755, Page 8, in the Register's Office of Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Nashville Tent & Awning Company, Inc. to Metropolitan Government of Nashville and Davidson County, of record in Book 4236, Page 716, in the Register's Office of Davidson County, Tennessee

9. Terms and provisions of Agreement for Dedication of Public Right-of-Way, by and between EAW Holdings, LLC & Lampley, Neal H. & Wolfman, Kurt and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 202004090037831, in the Register's Office of Davidson County, Tennessee.

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, DARCY QUIST a notary public for this county and state, HEATHER TOWNSEND 1] 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