Karen Johnson Davidson County
Batch# 411153 DEEDQC
06/05/2020 04:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200605-0058293

GA (J6)

STATE OF ~~TENNESSEE~~
COUNTY OF ~~RUTHERFORD~~ Cobb

I hereby swear or affirm that the actual consideration for this transfer is $0.00

Amy Risser Mann
Affiant

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

Notary Public
My commission expires: June 15, 2023

JONATHAN GOVIN NOTARY EXPIRES GEORGIA JUNE 15 2023 PUBLIC 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

QUITCLAIM DEED

THIS QUITCLAIM 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, and does forever quit-claim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that tract of land described on Exhibit A, attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon (the "Property").

(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:

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

Beginning at a set 5/8" diameter iron rebar with TTL Cap (State Plane Coordinates-SPC N: 665,496.37', E: 1,730,622.98') in the public right of way line of Twenty-First Avenue North (Jo Johnson Avenue is currently known as Twenty-First Avenue) North 26 Degrees 06 Minutes 26 Seconds West, for 3.00 feet from a found 5/8" diameter iron rebar with BWSC Cap corner with Vanderbilt University, Lot 1 Final Plat of the 621 21st Avenue, L.L.C. Subdivision Lots 1 Through 4 and Lot "0" of the W. C. Cooper Subdivision Recorded in Instrument Number 20040929-0117201 in the Davidson County Register of Deed (R.O.D.C), thence with said line the following two (2) calls and distances:

1. North 26 Degrees 06 Minutes 26 Seconds West, for 178.13 feet to a found 5/8" diameter iron rebar no cap point;
2. North 24 Degrees 42 Minutes 05 Seconds West, for 13.02 feet to a found ½" diameter iron rebar with ½" diameter rebar with RLS Cap 1486 corner with O.I.C. The 1865 A Condominium MA-20190314-0023483 in the Davidson County Register of Deed (R.O.D.C);

Thence with said line the following two (2) calls and distances:

1. North 19 Degrees 51 Minutes 52 Seconds West, for 7.10 feet to a found 5/8" diameter iron rebar with BWSC Cap Nash;
2. North 27 Degrees 39 Minutes 07 Seconds West, 209.42 feet to a found 5/8" diameter iron rebar no cap disturbed in the southern right of way of CSX Transportation Railroad;

Thence with said line the following two (2) calls and distances:

1. North 51 Degrees 49 Minutes 39 Seconds East, 210.85 feet to a set 5/8" diameter iron rebar with TTL Cap;
2. North 61 Degrees 53 Minutes 05 Seconds East, 39.04 feet to a set 5/8" diameter iron rebar with TTL Cap corner with Combs Family Revocable Living Trust Agreement recorded in Quit Claim Deed Instrument Number 20150219-0014259 (Lot 1. Johnny-Reb Corporation Property recorded in Plat Book 7900, Page 298) in the Davidson County Register of Deed (R.O.D.C):

Thence with said line South 26 Degrees 47 Minutes 27 Seconds East, for 203.44 feet to a set 5/8" diameter iron rebar with TTL Cap to the eastern terminus of Spruce Street public right of way line (Twentieth Avenue North is currently known as Spruce Street);

Thence with said right of way line the following four (4) calls and distances:

1. South 63 Degrees 11 Minutes 55 Seconds West, 42.52 feet to a set 5/8" diameter iron rebar with TTL Cap point of non-tangency;
2. South 26 Degrees 47 Minutes 27 Seconds East, 55.27 feet to a set 5/8" diameter iron rebar with TTL Cap
3. South 27 Degrees 56 Minutes 32 Seconds East, 134.63 feet to a set 5/8" diameter iron rebar with TTL Cap;
4. South 26 Degrees 48Minutes29 Seconds East, 41.18 feet to a set 5/8" diameter iron rebar with TTL Cap, the beginning of a curve concave westerly, said curve has a radius of 10.00 feet, the beginning of Twenty First Avenue (Jo Johnson Avenue is currently known as Twenty-First Avenue) right of way;

Thence with said right of way the following four (4) calls and distances;

1. Southerly along said curve with a radius of 10 feet, Arc distance 15.55 feet, Chord call and distance South 17 Degrees 45 Minutes 08 Seconds West, for 14.03 feet a set 5/8" diameter iron rebar with TTL Cap;
2. South 62 Degrees 17 Minutes 31 Seconds West, 155.48 feet to a set 5/8" diameter iron rebar with TTL Cap;
3. South 35 Degrees 19 Minutes 23 Seconds West, 5.47 feet to a set 5/8" diameter iron rebar with TTL Cap;
4. South 62 Degrees 22 Minutes 27 Seconds West, 36.10 feet to the point of beginning;

Containing 2.17 Acres, more or less (94,667.10 square feet, more or less)
Land Description prepared by Kenneth D. Church TN RLS 1004 based upon survey conducted 4/25/19.
TTL USA, 5010 Linbar Drive, # 153, Nashville, Tennessee 37211.
Source of North Tennessee Grid North (GPS-GEOID 12A NAD 83

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