Karen Johnson Davidson County
Batch# 430008 DEEDWARRSP
07/02/2020 09:30:30 AM 7 pgs
Fees: $38.00 Taxes: $64,010.00
20200702-0071720

This instrument was prepared by:

Greenberg Traurig, LLP
18565 Jamboree Road, Suite 500
Irvine, CA 92612

When Recorded Return To: _____
First American Title Insurance Company
National Commercial Services
3031 N. Rocky Point Drive West, Ste. 550
Tampa, FL 33607
File No: NCS 998124TN

SPECIAL WARRANTY DEED

FROM: XPO LOGISTICS FREIGHT, INC., Grantor

TO: SETZER PROPERTIES NNA, LLC, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
354 Waller Ave., Suite 200 Lexington, Kentucky 40504	c/o XPO Logistics P.O. Box 3745 Portland, Oregon 97208	106-05-0-066

STATE OF Michigan)
)
COUNTY OF Washtenaw)

The actual consideration for this transfer is SEVENTEEN MILLION THREE HUNDRED THOUSAND DOLLARS ($17,300,000).

Affiant (Stephen P. Azar)

SUBSCRIBED AND SWORN TO before me, this the 24 day of June, 2020.

JANET MARIE BISARD
Notary Public - State of Michigan
County of Washtenaw
My Commission Expires Aug 9, 2023
Acting in the County of Washtenaw

Janet Marie Bisard
Notary Public
My Commission Expires: 8/9/2023

FOR AND IN CONSIDERATION OF the sum of SEVENTEEN MILLION THREE HUNDRED THOUSAND DOLLARS ($17,300,000), the receipt and sufficiency of which are hereby acknowledged, XPO LOGISTICS

FREIGHT, INC. (f/k/a CON-WAY TRANSPORTATION SERVICES, INC.), a Delaware corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto SETZER PROPERTIES NNA, LLC, a Kentucky limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 401 Enos Reed Drive, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 1st day of July, 2020.

GRANTOR:

XPO LOGISTICS FREIGHT, INC.,
a Delaware corporation

By: _____

Print Name: Stephen P. Azar

Title: Vice President, Real Estate Strategy

STATE OF Michigan §
§
COUNTY OF Washtenaw §

This instrument was acknowledged before me and signed in my presence on the 24 day of June, 2020, by Stephen P. Azar, the Vice President, Real Estate Strategy of XPO LOGISTICS FREIGHT, INC., a Delaware corporation, on behalf of said corporation.

(SEAL)

JANET MARIE BISARD
Notary Public - State of Michigan
County of Washtenaw
My Commission Expires Aug 9, 2023
Acting in the County of Washtenaw

Janet Marie Bisard
Notary Public in and for
the State of Michigan

Name (print): Janet Marie Bisard

My Commission Expires: 8/9/2023

STATE OF Michigan }
COUNTY OF Washtenaw }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,300,000.

AFFIANT (STEPHEN P. AZAR)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2020.

Janet Marie Bisard
NOTARY PUBLIC

My Commission expires: 8/9/23

JANET MARIE BISARD
Notary Public - State of Michigan
County of Washtenaw
My Commission Expires Aug 9, 2023
Acting in the County of Washtenaw

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY PREPARED BY MICHAEL V. HOLMES, SURVEYOR, DATED AUGUST 16, 1982, AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE EAST MARGIN OF NANCE LANE AND THE SOUTH MARGIN OF FACTORY STREET (OPENED BY COUNCIL BILL 77-744);

THENCE WITH SAID SOUTHERLY MARGIN OF FACTORY STREET, SOUTH 86° 47' 52" EAST 373.65 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF PARRIS AVENUE;

THENCE WITH SAID MARGIN OF PARRIS AVENUE, SOUTH 03° 05' 30" WEST 146.41 FEET TO A RAIL SPIKE;

THENCE SOUTH 89° 12' 02" EAST, 225.84 FEET (ALSO BEING THE SOUTHERLY MARGIN OF ENOS REED DRIVE) TO AN IRON PIN; LEAVING SAID SOUTHERLY MARGIN OF ENOS REED DRIVE;

THENCE SOUTH 02° 44' 03" WEST 645.36 FEET TO A CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF THE L & N RAILROAD R.O.W.;

THENCE WITH SAID R.O.W. OF RAILROAD, SOUTH 88° 41' 51" WEST 812.91 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF KILVINGTON BOULEVARD (FORMERLY WOODYCREST AVENUE);

THENCE WITH THE NORTHERLY MARGIN OF KILVINGTON BOULEVARD WITH A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 39° 13' 03" AND A RADIUS OF 614.60 FEET) 420.68 FEET TO AN IRON PIN;

THENCE LEAVING SAID MARGIN OF KILVINGTON BOULEVARD, NORTH 01° 00' 01" EAST 475.03 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF FACTORY STREET (CLOSED BY COUNCIL BILL NO. 77-744);

THENCE WITH SAID MARGIN OF FACTORY STREET, SOUTH 88° 07' 57" EAST 540.03 FEET TO A CONCRETE MONUMENT;

THENCE SOUTH 86° 30' 10" EAST 50.26 FEET TO AN IRON PIN;

THENCE NORTH 02° 20' 15" WEST 145.24 FEET TO THE POINT OF BEGINNING, CONTAINING 18.263 ACRES OR 795,515.995 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO XPO LOGISTICS FREIGHT, INC. (f/k/a CON-WAY TRANSPORTATION SERVICES, INC.) BY DEED FROM CNF PROPERTIES, INC., OF RECORD IN INSTRUMENT NO. 200204220049360, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

ENCUMBRANCES

County and City taxes for 2020, a lien, but not yet due and payable.

Any and all matters of record.

TRUE COPY CERTIFICATION

I, JENNIFER GARNER, 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.

Jennifer Garner
Signature

State of Florida :

County of Hillsborough :

Personally appeared before me, Danielle L. Beach, **a notary public for this county and state,** Jennifer Garner, **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Danielle L. Beach
Danielle L. Beach, **Notary Public**

My commission Expires: _____
(affix Notary seal)

Danielle L. Beach
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG312818
Expires 4/9/2023