THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 Karen Johnson Davidson County Batch# 430061 **DEEDWARR** 07/02/2020 11:02:49 AM 3 pgs Fees: $18.00 Taxes: $6,327.00 20200702-0071790	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,710,000.00. Yvonne Hall Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF July, 2020. Brandy Gomaz Notary Public MY COMMISSION EXPIRES: 7-5-21 (AFFIX SEAL) BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #
MODERN WAREHOUSE, LLC 2302 GOLF CLUB LANE NASHVILLE, TN 37215	NEW OWNER	133-06-0-247.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ELIZABETH SUZANN ATLAS PROPERTIES, LLC**, called the Grantor has bargained and sold, and by these presents do transfer and convey unto **MODERN WAREHOUSE, LLC a Tennessee Limited Liability Company**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

See Legal on the attached Exhibit A

This is improved property known as 441 Atlas Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23 day of June, 2020.

ELIZABETH SUZANN ATLAS PROPERTIES, LLC

By: Elizabeth Pape
ELIZABETH SUZANN PAPE, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Elizabeth Suzann Pape, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member (or other officer authorized to execute the instrument) of Elizabeth Suzann Atlas Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Managing Member or officer of Elizabeth Suzann Atlas Properties, LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Company as Managing Member.

Witness my hand and seal, at office, in Nashville TN 37219, this 23rd day of June, 2020

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires:

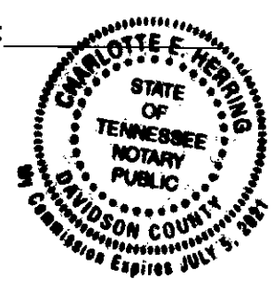


Exhibit A

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of the Resubdivision of Lot Nos. 22 and 23, Section 7 and Resubdivision of Lot No. 24, Section 7, Allied Industrial Park, of record in Book 9700, page 871, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to ELIZABETH SUZANN ATLAS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of record as Instrument No. 20180702-0064174, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO:

1) Any governmental regulations, zoning and set back line.
2) Matters shown on the Plan of record in Plat Book 9700, Page 871, said Register's Office.
3) All matters shown on the plat of survey by Christopher R. Conrad, Tenn. RLS No. 2166, with Power Consulting Associates, dated June 18, 2018.
4) Property taxes for 2020, a lien not yet due and payable.

This is improved property known as 441 Atlas Drive, Nashville, TN 37211.