Karen Johnson Davidson County
Batch# 460364 DEEDWARRSP
08/19/2020 03:51:30 PM 7 pgs
Fees: $38.00 Taxes: $17,999.94
20200819-0093697

THIS INSTRUMENT PREPARED BY:
Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 4,864,850.00.

Affiant

Subscribed and sworn to before me, this 19th day of August, 2020.

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 4-21-2024

Address New Owner As Follows:
ALM Nashville, LLC
9830 Colonnade Blvd., Ste 600
San Antonio, TX 78230-2239

Send Tax Bills To:
New Owner

Map-Parcel Number:
034-06-0-003.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARC HOLD CO, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALM NASHVILLE, LLC.**, a Delaware limited liability company, hereinafter called the

Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> All that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to:

1. 2020 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Easement of record in Instrument Number 20020607-0069831, Register's Office for Davidson County, Tennessee.

3. Deed of Easement and Covenant Agreement of record in Book 7537, page 380, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 8188, page 639, Register's Office for Davidson County, Tennessee.

5. Notice of Land Use Restrictions of record in Instrument Number 20110715-0054206, Register's Office for Davidson County, Tennessee.

6. Easement of record in Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.

7. Grading and Temporary Construction Easement and Drainage Easement of record in Instrument No. 20200805-0086534, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 0 Edenwold Road, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

<Signature page to follow.>

WITNESS our hands this 19 day of August, 2020.

ARC HOLD CO, LLC,
a Tennessee limited liability company

By: _____
Anthony J. Cortese, Jr., Sole Member

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony J. Cortese, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of August, 2020.

_____
Notary Public

My Commission Expires: May 7, 2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

815652.1/020200200

EXHIBIT "A"

LEGAL DESCRIPTION

BEING A CERTAIN TRACT OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF DAVIDSON COUNTY, MADISON, METROPOLITAN NASHVILLE, TENNESSEE. SAID TRACT IS SHOWN AS PARCEL 3 ON DAVIDSON COUNTY PROPERTY MAP 34-6. SAID PARCEL IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF EDENWOLD ROAD, APPROXIMATELY 1,200 FEET EAST OF GALLATIN PIKE AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHERLY RIGHT-OF-WAY LINE OF EDENWOLD ROAD AS SHOWN IN THE RIGHT-OF-WAY DEDICATION OF RECORD AS INSTRUMENT NUMBER 20200807-0088247, R.O.D.C.T., IN THE EASTERLY LINE OF LOT 3 AS SHOWN ON THE PLAT ENTITLED, EDENWOLD CITY, OF RECORD IN PLAT BOOK 7900, PAGE 18, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING EDENWOLD ROAD WITH SAID LOT 3, NORTH 23 DEGREES 39 MINUTES 18 SECONDS WEST, 143.20 FEET TO A CONCRETE MONUMENT (OLD) AT THE SOUTHEASTERLY CORNER OF LOT 7A AS SHOWN ON THE PLAT ENTITLED, RIVERGATE STATION, SECTION 3, RESUBDIVISION OF LOT 7A, 7B & 7C, OF RECORD IN PLAT BOOK 8250, PAGE 347, R.O.D.C.T.;

THENCE, WITH SAID LOT 7A, NORTH 24 DEGREES 42 MINUTES 55 SECONDS WEST, 277.49 FEET TO A 3/4" IRON ROD (OLD) WITH NO CAP, AT THE SOUTHEASTERLY CORNER OF LOT 7B OF SAID RIVERGATE STATION, SECTION 3, RESUBDIVISION OF LOT 7A, 7B & 7C;

THENCE, WITH SAID LOT 7B AND LOT 4B AS SHOWN ON THE PLAT ENTITLED, RIVERGATE STATION, PHASE FIVE, RESUBDIVISION OF LOT 4, OF RECORD IN PLAT BOOK 8250, PAGE 418, R.O.D.C.T., NORTH 24 DEGREES 42 MINUTES 05 SECONDS WEST, 341.60 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP AT THE SOUTHEASTERLY CORNER OF LOT 1 AS SHOWN ON THE PLAT ENTITLED, RIVERGATE STATION, SECTION TWO-PHASE FIVE, RESUBDIVISION OF LOT 4A, OF RECORD IN PLAT BOOK 11190, PAGE 74, R.O.D.C.T.;

THENCE, WITH LOT 1 AND 2 OF SAID RIVERGATE STATION, SECTION TWO-PHASE FIVE, RESUBDIVISION OF LOT 4A, AND LOT 3 AS SHOWN ON THE PLAT ENTITLED, RIVERGATE STATION, SECTION TWO-PHASE FIVE, OF RECORD IN PLAT BOOK 7900, PAGE 359, R.O.D.C.T., NORTH 24 DEGREES 46 MINUTES 36 SECONDS WEST, 428.97 FEET TO A 5/8" IRON ROD (OLD) AT THE SOUTHEASTERLY CORNER OF LOT 2 OF SAID RIVERGATE STATION, SECTION TWO-PHASE FIVE;

THENCE, WITH LOT 1 AND 2 OF SAID RIVERGATE STATION, SECTION TWO-PHASE FIVE, NORTH 20 DEGREES 38 MINUTES 07 SECONDS EAST, 529.80 FEET TO A 5/8" IRON ROD (OLD) IN THE EASTERLY LINE OF LOT 1 AS SHOWN ON THE PLAT ENTITLED, RIVERGATE STATION, SECTION SIX, OF RECORD IN PLAT BOOK 7900, PAGE 266, R.O.D.C.T.;

THENCE, CONTINUING WITH SAID LOT 1, NORTH 22 DEGREES 27 MINUTES 43 SECONDS EAST, 151.71 FEET TO AN IRON ROD (OLD) WITH NO CAP AT THE SOUTHEASTERLY CORNER OF LOT 1 AS SHOWN ON THE PLAT ENTITLED, RIVERGATE STATION, SECTION FIVE, OF RECORD IN PLAT BOOK 7900, PAGE 256, R.O.D.C.T.;

THENCE, WITH SAID LOT 1 AND LOT 2 AS SHOWN ON THE PLAT ENTITLED, RIVERGATE STATION, SECTION ONE, RE-SUBDIVISION OF LOT 2, OF RECORD IN PLAT BOOK 7900, PAGE 838, R.O.D.C.T., NORTH 66 DEGREES 04 MINUTES 39 SECONDS EAST, 856.59 FEET TO A CONCRETE MONUMENT (OLD);

THENCE, CONTINUING WITH SAID LOT 2, NORTH 48 DEGREES 28 MINUTES 47 SECONDS EAST, 400.96 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE WESTERLY LINE OF, LOT 3 AS SHOWN ON THE PLAT ENTITLED, RIVERGATE PARTNERS INDUSTRIAL PARK NO. 2, OF RECORD AS INSTRUMENT NUMBER 201011020087855, R.O.D.C.T.;

THENCE, WITH SAID LOT 3, SOUTH 40 DEGREES 50 MINUTES 06 SECONDS EAST, 50.00 FEET TO A P.K. NAIL (OLD);

THENCE, CONTINUING WITH SAID LOT 3, OF RECORD AS INSTRUMENT NUMBER 201903110022127, R.O.D.C.T., SOUTH 48 DEGREES 29 MINUTES 55 SECONDS WEST, 408.13 FEET TO A P.K. NAIL (OLD);

THENCE, CONTINUING WITH SAID LOT 3 AND LOT 1 AND 2 AS SHOWN ON THE PLAT ENTITLED, RIVERGATE PARTNERS INDUSTRIAL PARK, OF RECORD AS INSTRUMENT NUMBER 200709180111611, R.O.D.C.T., SOUTH 66 DEGREES 00 MINUTES 38 SECONDS WEST, 350.81 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED, BWSC;

THENCE, WITH SAID LOT 2 OF RIVERGATE PARTNERS INDUSTRIAL PARK, FOR THE NEXT THREE CALLS:
1) SOUTH 24 DEGREES 23 MINUTES 48 SECONDS EAST, 1428.04 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;
2) NORTH 65 DEGREES 49 MINUTES 22 SECONDS EAST, 61.40 FEET TO A P.K. NAIL (OLD);
3) SOUTH 24 DEGREES 03 MINUTES 45 SECONDS EAST, 250.78 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES AT THE NORTHEASTERLY CORNER OF LOT 1 AS SHOWN ON THE PLAT ENTITLED, ARMSTRONG RUBBER COMPANY, OF RECORD IN PLAT BOOK 6050, PAGE 330, R.O.D.C.T.;

THENCE, WITH SAID LOT 1, SOUTH 65 DEGREES 42 MINUTES 11 SECONDS WEST, 242.09 FEET TO AN IRON ROD (OLD) WITH NO CAP;

THENCE, CONTINUING WITH SAID LOT 1, SOUTH 23 DEGREES 26 MINUTES 49 SECONDS EAST, 289.120 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE NORTHERLY RIGHT-OF-WAY LINE OF EDENWOLD ROAD, AS SHOWN IN THE RIGHT-OF-WAY DEDICATION OF RECORD AS INSTRUMENT NUMBER 20200807-0088247, R.O.D.C.T.;

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF EDENWOLD ROAD, FOR THE NEXT EIGHT CALLS:

1) WITH A CURVE TO THE RIGHT, WITH A DELTA ANGLE OF 03 DEGREES 06 MINUTES 22 SECONDS, A RADIUS OF 864.50 FEET, AN ARC LENGTH OF 46.87 FEET, WITH A BEARING AND DISTANCE OF SOUTH 89 DEGREES 20 MINUTES 50 SECONDS WEST, 46.86 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

2) NORTH 89 DEGREES 05 MINUTES 59 SECONDS WEST, 258.40 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

3) WITH A CURVE TO THE RIGHT, WITH A DELTA ANGLE OF 01 DEGREES 53 MINUTES 19 SECONDS, A RADIUS OF 2964.50 FEET, AN ARC LENGTH OF 97.71 FEET, WITH A BEARING AND DISTANCE OF NORTH 88 DEGREES 09 MINUTES 20 SECONDS WEST, 97.71 TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

4) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 03 DEGREES 08 MINUTES 54 SECONDS, A RADIUS OF 673.12 FEET, AN ARC LENGTH OF 36.99 FEET, WITH A BEARING AND DISTANCE OF NORTH 77 DEGREES 04 MINUTES 23 SECONDS WEST, 36.98 TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

5) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 23 DEGREES 48 MINUTES 50 SECONDS, A RADIUS OF 388.79 FEET, AN ARC LENGTH OF 161.59 FEET, WITH A BEARING AND DISTANCE OF NORTH 87 DEGREES 22 MINUTES 00 SECONDS WEST, 160.43 TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

6) SOUTH 80 DEGREES 48 MINUTES 07 SECONDS WEST, 37.87 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

7) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 04 DEGREES 41 MINUTES 56 SECONDS, A RADIUS OF 885.50 FEET, AN ARC LENGTH OF 72.62 FEET, WITH A BEARING AND DISTANCE OF SOUTH 85 DEGREES 02 MINUTES 07 SECONDS WEST, 72.60 TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

8) SOUTH 82 DEGREES 41 MINUTES 09 SECONDS WEST, 173.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,742,847 SQUARE FEET OR 40.01 ACRES, MORE OR LESS.

TOGETHER WITH APPURTENANT EASEMENT ESTABLISHED BY DEED OF EASEMENT AND COVENANT AGREEMENT OF RECORD IN BOOK 7537, PAGE 380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH APPURTENANT EASEMENT ESTABLISHED IN DECLARATION OF EASEMENT OF RECORD IN INSTRUMENT NO. 20020607-0069831, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH APPURTENANT EASEMENTS ESTABLISHED IN GRADING AND TEMPORARY CONSTRUCTION EASEMENT AND DRAINAGE EASEMENT OF RECORD IN INSTRUMENT NUMBER 20200805-0086534, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ARC HOLD CO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 20160929-0102905, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

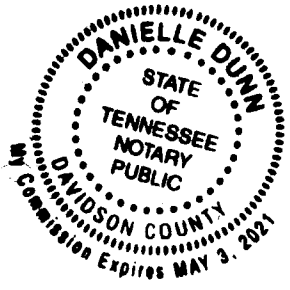
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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