Karen Johnson Davidson County
Batch# 486865 DEEDWARRSP
09/30/2020 03:49:30 PM 6 pgs
Fees: $33.00 Taxes: $2,127.50
20200930-0112968

Prepared by:

Chris Loeb
Robinson, Bradshaw & Hinson, P.A.
101 North Tryon Street, Suite 1900
Charlotte, North Carolina 28246

****

GRANTEE'S ADDRESS:	SEND TAX BILLS TO:	TAX MAP PARCEL NUMBER:
Spatco Energy Solutions, LLC c/o Kian Capital Partners, LLC 4201 Congress Street Rotunda Building, Suite 440 Charlotte, NC 28209	SAME	133 09 0 008.00

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Seventy-Five Thousand and NO/100 Dollars ($575,000.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

> **SOUTHERN PUMP & TANK COMPANY, LLC**, a North Carolina limited liability company (herein called "Grantor"), with a principal executive office at 8303 University Executive Park Drive, Suite 400, Charlotte, North Carolina 28262, **"GRANTOR"**,

has bargained and sold, and by these presents do hereby transfer and convey unto,

SPATCO ENERGY SOLUTIONS, LLC, a North Carolina limited liability company, with a principal executive office at c/o Kian Capital Partners, LLC, 4201 Congress Street, Rotunda Building, Suite 440, Charlotte, NC 28209, **"GRANTEE"**,

its successors and assigns, the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

> Being Lot No. 41 on the Plan of Allied Industrial Park, Section 10, as of record in Book 4060, Page 159 (incorrectly referred to as Page 259 in a prior deed of record), Register's Office for said County.
>
> Said Lot No. 41 fronts 100.00 feet on the southerly side of McNally Drive and runs back between lines 241.82 feet on the westerly line and 248.41 feet on the easterly line to a dead line in the rear

on which it measures 100.21 feet.

Being the same property conveyed to Southern Pump & Tank Company, LLC by Warranty Deed from Mid-South Pump Sales & Service, Inc. recorded on July 1, 2016 and bearing file number 20160701-0068024 in the Register's Office for Davidson County, Tennessee.

The above-described property is improved property, known as 447 McNally Dr., Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, in fee simple forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized in fee simple the aforesaid real estate; that Grantor has a good right to sell and convey the same; and that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend such title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions set forth on Exhibit A attached hereto.

[Signatures begin on next page]

IN WITNESS WHEREOF, Grantor herein has set its hand on this the 25th day of September, 2020.

GRANTOR:

SOUTHERN PUMP & TANK COMPANY, LLC

By: Russell R. Myers
Name: Russell R Myers
Title: Vice President

****

STATE OF NORTH CAROLINA)
)
COUNTY OF Guilford)

Personally appeared before me, a Notary Public, Russell R. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Vice President of **SOUTHERN PUMP & TANK COMPANY, LLC**, a North Carolina limited liability company, and that he is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand and official stamp or seal, this 25th day of September, 2020.

Brenda Hidalgo
Notary Public

Brenda Hidalgo
Printed Name of Notary

My Commission Expires: May 9, 2025

NOTARY PUBLIC
BRENDA HIDALGO
GUILFORD COUNTY, NC

****

STATE OF NORTH CAROLINA)

)

COUNTY OF Mecklenburg)

I HEREBY SWEAR OR AFFIRM that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is $575,000.

Affiant: _____

Printed Name: Kevin R. McCarthy
Exec. V.P.

SUBSCRIBED TO AND SWORN before me on this the 25 day of Sept, 2020.

CECIL W. MANNOR NOTARY PUBLIC MECKLENBURG COUNTY, NC

_____
Notary Public

Cecil W Mannor
Printed Name of Notary

My Commission Expires: March 20, 2022

****

Exhibit A

Permitted Encumbrances

1. The lien of *ad valorem* taxes and fees for 2020 and subsequent years, in amounts not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4060, Page 159, Register's Office for Davidson County, Tennessee.

3. Subject to any easements or rights associated with the railroad adjoining the property, including any right to expand the right-of-way to the full extent of its charter or as set out in T.C.A. 65-6-109 or similar statute.

4. The matters shown on the survey prepared by G. Scott Carter, RLS #2391, of the office of Clint T. Elliott, Nashville, TN, dated 7/20/16, project ID: McNally 447.

5. Any applicable law relating to zoning, building, easements and land use restrictions and conditions imposed by any governmental authority, which in the aggregate, do not materially interfere with the present or proposed use of the Property.

Certificate of Authenticity

I, Heather Wood, 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 Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY