THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
Erno Lindner
Baker, Donelson, Bearman,
Caldwell & Berkowitz
633 Chestnut Street
Chattanooga, Tennessee 37450

Karen Johnson Davidson County
Batch# 496529 DEEDWARRSP
10/15/2020 01:02:30 PM 6 pgs
Fees: $33.00 Taxes: $2,867.50
20201015-0120014

Address of New Owner:	Send Tax Bills to:	Property Address:
Newell-Berg Holdings TN, LLC 115 North Eighth Street Mayfield, Kentucky 42066	Newell-Berg Holdings TN, LLC 115 North Eighth Street Mayfield, Kentucky 42066	4815 Lebanon Pike, Hermitage, Tennessee 37076 Map & Parcel Nos.: 065-13-0-065.00

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed and delivered as of the 12 day of ~~April~~ October, 2020, by **Central Penn Capital Management LLC**, a Pennsylvania limited liability company, with its principal place of business located at 1817 Olde Homestead Lane, Ste 101, Lancaster, Pennsylvania 17601 ("Grantor"), to **Newell-Berg Holdings TN, LLC**, a Tennessee limited liability company, with its principal place of business located at 115 North Eighth Street, Mayfield, Kentucky 42066 ("Grantee").

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars ($10.00) paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell, alien, convey, transfer, and confirm unto Grantee, its successors and assigns as their interest may appear, that certain real property located in Davidson County, Tennessee more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH, and subject only to the permitted exceptions on Exhibit "B" attached hereto and made a part hereof, all appurtenances thereto belonging or in anywise appertaining, all buildings and other improvements as may be located thereon, and all right, title, and interest of Grantor in and to all roads, alleys, and ways bounding the property.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto said Grantee, its successors and assigns forever, said Grantor hereby covenanting that it will warrant and defend the title to said premises unto said Grantee, its successors and assigns forever against the lawful claims and demands of all persons claiming by and through Grantor, but not otherwise.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of the date first above written.

CENTRAL PENN CAPITAL MANAGEMENT, LLC

By: _____
Name: Lane G. Randolph
Title: Manager

GRANTOR

STATE OF PENNSYLVANIA
COUNTY OF LANCASTER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lane G. Randolph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager of Central Penn Capital Management LLC, and that as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name in such capacity.

WITNESS my hand and seal at office this 12 day of October, 2020.

_____
Notary Public

My Commission Expires: January 28 2024

[Affix Notary Seal]

Commonwealth of Pennsylvania - Notary Seal
TONYA L HAYNES - Notary Public
Lancaster County
My Commission Expires Jan 28, 2024
Commission Number 1201469

EXHIBIT "A"

Legal Description

Land situated and lying in the 4th Civil District of Davidson County, Tennessee, bound and described as follows, to wit:

Beginning at an iron pin on the northerly right-of-way of Lebanon Road, said point being 141.0 feet east of the easterly right-of-way of Big Horn Drive; thence leaving Lebanon Road, North 12 degrees 27 minutes West, 245.97 feet to a concrete monument, said point being the southeast corner of Sherwood Forest Subdivision, Section One, Book 4175, page 153, Register's Office for Davidson County, Tennessee; thence with said subdivision, North 12 degrees 25 minutes West, 54.03 feet to an iron pin; thence with subdivision, North 72 degrees 07 minutes East, 277.00 feet to an iron pin; thence leaving said subdivision, North 72 degrees 07 minutes East, 277.00 feet to an iron pin; thence with the line between subject tract and property of Agnes George, South 03 degrees 21 minutes East, 310.00 feet to an iron pin on the northerly right-of-way of Lebanon Road; thence with same, South 72 degrees 26 minutes West, 227.67 feet to the point of beginning.

Included in the above description but expressly excluded therefrom is a tract of land conveyed to the State of Tennessee for purposes of a roadway, by deed dated January 27, 1995, and of record in Book 9589, page 217, Register's Office for Davidson County, Tennessee.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed to Central Penn Capital Management, LLC by Trustee's Deed from Erno D. Lindner as Substitute Trustee dated December 17, 2019 of record at Instrument Number 20191217-0130207, in the Register's Office for Davidson County, Tennessee.

Said property is located at 4815 Lebanon Pike, Hermitage, Tennessee 37076, and is designated as Parcel Number 065-13-0-065.00; however, such address or designation is not a part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

EXHIBIT "B"

Exceptions

A. Matters shown on the Plan of record in Plat Book 4715, page 87, said Register's Office.

B. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20070522-0060759, said Register's Office.

C. An unrecorded billboard lease agreement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

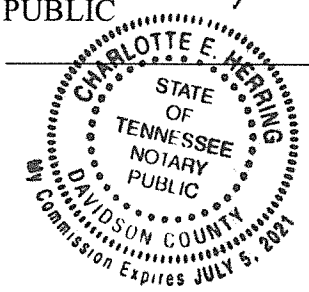
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$0.00~~ 775,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2020.

NOTARY PUBLIC

My Commission Expires: _____



True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY