Karen Johnson Davidson County
Batch# 497862 DEEDWARRSP
10/19/2020 09:55:30 AM 6 pgs
Fees: $33.00 Taxes: $5,931.10
20201019-0121200

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Troutman Pepper Hamilton Sanders LLP
Attn: Julia Tomec, Esq.
3000 Two Logan Square
18th and Arch Streets
Philadelphia, PA 19103

NAME AND ADDRESS OF NEW OWNER:
J. WORD HOLDINGS, LLC
c/o Jason Word
2400 Clarksville Pike
Nashville, Tennessee 37208

SEND TAX BILL TO:

J Word Holdings, LLC
P.O. Box 776
Madison, Tennessee 37116
Attention: Jason Word

UPON RECORDING RETURN TO:

J. Word Holdings, LLC
P.O. Box 776
Madison, Tennessee 37116
Attention: Jason Word

TAX PARCEL NO.:
Map-Par. 081-060-486.00

Address: 2400 Clarksville Pike
Nashville, Tennessee 37208

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 9 day of October, 2020, by **MORAN FOODS, LLC**, a Missouri limited liability company (successor in interest to Moran Foods, Inc.) ("**Grantor**"), to **J. WORD HOLDINGS LLC**, a Tennessee limited liability company ("**Grantee**"), whose mailing address is P.O. 776, Madison, Tennessee 37116.

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

Being the same property conveyed to Grantor, as successor-in-interest to Moran Foods, Inc., a Missouri corporation, by deed from T. Pool Manager, LLC, a Florida limited liability company, of record in Instrument 20100630-0051235, dated June 30, 2010, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise excepting existing building and use restrictions, conditions, easements, rights of way, agreements, covenants, liens, reservations, exceptions and other encumbrances, zoning ordinances and other matters of record.

Signature Page Follows.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

MORAN FOODS, LLC,
a Missouri limited liability company

By: _____
Name: Kenneth McGrath
Title: President and Chief Executive Officer

STATE OF Missouri

COUNTY OF Saint Louis

The foregoing instrument was acknowledged before me, a notary public of the State aforesaid, by Kenneth McGrath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and Chief Executive Officer of **MORAN FOODS, LLC,** a Missouri limited liability company, and that he, as such President and Chief Executive Officer, executed the foregoing instrument for the purpose therein contained, by signing such instrument on behalf of said limited liability company, as such President and Chief Executive Officer.

WITNESS MY HAND AND SEAL this the 10 day of October, 2020.

_____
Notary Public

My Commission Expires: July 22, 2023

ANN M HEAP
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR ST. LOUIS CITY
MY COMMISSION EXPIRES JUL. 22, 2023
ID #19009407

AFFIDAVIT

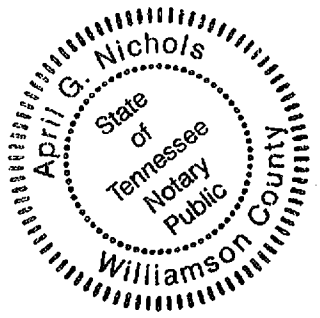
I hereby swear or affirm that to the best of undersigned's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,603,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE

COUNTY OF DAIDSON

Subscribed and sworn to before me this the 9th day of October, 2020.



Notary Public

My Commission Expires06-24-2023

Exhibit A

The Property

Beginning at an iron rod situated in the westerly margin of 24th Avenue North, said point also being the southeast corner of the Milton Pitts, Jr. property of record in Instrument No. 200306200085593, in the Register's Office for Davidson County, Tennessee.

Thence, along said road, S 06° 45' 20" W, a distance of 270.23 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 116° 00' 15", a tangent of 40.01 feet, a radius of 25.00 feet, a length of 50.62 feet, and having a chord which bears S 64° 45' 28" W, a distance of 42.40 feet to an iron rod situated in the northerly margin of Clarksville Pike;

Thence, along said road, N 57° 14' 25" W, a distance of 410.87 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 57° 25' 12", a tangent of 19.17 feet, a radius of 35.00 feet, a length of 35.08 feet, and having a chord which bears N 28° 31' 48" W, a distance of 33.63 feet to an iron rod situated in the easterly margin of 25th Avenue North;

Thence, along said road, N 05° 12' 32" E, a distance of 77.85 feet to an iron rod;

Thence, along said road, N 05° 02' 43" E, a distance of 125.41 feet to an iron rod;

Thence, leaving said road, S 83° 54' 04" E, a distance of 147.08 feet to an iron rod'

Thence, S 06° 42' 08" W, a distance of 124.59 feet to an iron rod;

Thence, S 84° 13' 22" E, a distance of 283.50 feet to the point of beginning and containing 104,025.955 square feet or 2.388 square feet.

Being the same property conveyed to T. Pool Manager, LLC of record in Instrument No. 200908050073504, Instrument No. 200907210068355, Instrument No. 200909090084493, Instrument No. 200907170067364, Instrument No. 200907020061973, Instrument No. 200909090084494, Instrument No. 200907170067312, Instrument No. 200908050073492, Instrument No. 200909090084498, Instrument No. 200907170067399, in the Register's Office for Davidson County, Tennessee. Also being Lot 1 on the recorded plat entitled "25th & Clarksville SP" of record in Instrument No. 201006020042345, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, April G. Nichols, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Beane, a notary public for this county and state, April G. Nichols 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: 11/6/2023.

Notary's Seal (If on paper)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson