Karen Johnson Davidson County
Batch# 508946 DEEDWARRSP
11/04/2020 02:26:30 PM 5 pgs
Fees: $28.00 Taxes: $20,905.00
20201104-0129383

THIS INSTRUMENT PREPARED BY: **Jennifer L. Johnson, Esq.** **Maynard Cooper & Gale, P.C.** **3835 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	STATE OF TEXAS COUNTY OF TRAVIS The actual consideration or value, whichever is greater, for this transfer is $5,650,000. By: _____ Affiant Subscribed and sworn to before me, this 27 day of ~~November~~ October 2020. Marianne Pearson Notary Public My Commission Expires: 01-23-2021

MARIANNE PEARSON
Notary Public, State of Texas
Comm. Expires 01-23-2021
Notary ID 129276433

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
SL6 Nashville Industrial, LP Domain Place 3200 Gracie Kiltz Lane, Suite 500 Austin, TX 78758 Attn: Cole Wilson	New Owner	Map 183 Parcel 134.00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, **JP INVESTMENTS, LLC,** a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **SL6 NASHVILLE INDUSTRIAL, LP,** a Texas limited partnership ("**Grantee**"), Grantee's successors and assigns, all of Grantor's right, title and interest in certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein.

This is improved property located at 1640 JP Hennessy Drive, LaVergne, Tennessee 37086.

TO HAVE AND TO HOLD the said real property, together with all privileges, rights, easements and appurtenances thereunto belonging or in any way or appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that Grantor will warrant and defend the title to said real property unto Grantee, and Grantee's successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor but no other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective November 2, 2020.

GRANTOR:

JP INVESTMENTS, LLC
a Tennessee limited liability company

By: _____
W. Douglas McDowell, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. Douglas McDowell, 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 of **JP INVESTMENTS, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

WITNESS MY HAND, at office, this 29 day of Oct., 2020.

Jennifer L. Johnson
Notary Public

My Commission Expires: 10-2-2023

JENNIFER L JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land in the Second Civil District of Davidson County, City of Lavergne, Tennessee, located on the easterly margin of J.P. Hennessey Drive north of and adjacent to Lot No. 1, Interchange City Industrial Park, Section 10 of record in Plat Book 5210, page 383, Register's Office for said County, and being more particularly described according to a survey made by Barge Waggoner Sumner & Cannon, Inc., William C. Cockrill, TN RLS No. 1401, dated October 2, 2006, as follows:

Beginning at a point in the south line of Five Star Investments, L.P., of record in Book 9730, page 16, said Register's Office, said point being 55 feet east of the center of J. P. Hennessey Drive opposite Corporate Drive;

Thence, with the south line of said Five Star Investments, L.P., S 63° 09' 00" E, 510.00 feet to a point in the center of Hurricane Creek;

Thence, with said center of creek, S 27° 34' 55" W, 157.68 feet to a point;

Thence, leaving said creek with the north line of aforementioned Interchange City, Section 10 the following calls:
S 82° 57' 23" W, 332.59 feet to a point,

With a curve concave to the north having a central angle of 21° 23' 01", a radius of 549.47 feet and a chord of N 86° 21' 06" W, 203.88 feet for an arc length of 205.07 feet to a point,
N 75° 39' 37" W, 60.06 feet to a point in the east margin of J.P. Hennessey Drive;

Thence, with said margin and a curve concave to the east having a central angle of 05° 37' 27", a radius of 2,261.83 feet and a chord of N 24° 02' 20" E, 221.94 feet for an arc length of 222.02 feet to a point;

Thence, N 26° 51' 00" E, 189.80 feet to a point;

Thence, with a curve concave to the east having a central angle of 90° 00' 00", a radius of 25.00 feet and a chord of N 71° 51' 00" E, 35.36 feet for an arc length of 39.27 feet to the Point of Beginning.

Containing 171,438 square feet or 3.94 acres, more or less.

Being the same property conveyed to JP Investments, LLC, a Tennessee limited liability company, by Deed from JPH Partners, a Tennessee general partnership, of record in Instrument No. 20061016-0127934, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2021 and subsequent years, a lien not yet due and payable.

2. Easement for railroad spur track of record in Book 4626, page 224, Register's Office for Davidson County, Tennessee.

3. Deed of conveyance of Water Sewer facilities of record in Book 4699, Page 585, Register's Office for Davidson County, Tennessee.

4. Slope and Drainage Easement of record in Book 10682, Page 909, Register's Office for Davidson County, Tennessee.

5. Overhead Line Easement of record in Book 4727, Page 993, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewers, Storm Drainage, etc. of record in Instrument No. 202002040012629, Register's Office for Davidson County, Tennessee.

7. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

8. Subject to the flow of any creeks, streams, or branches across subject property.

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.

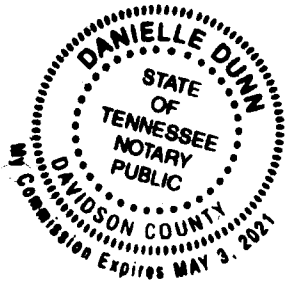
Teresa Beardsley
Signature

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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