Karen Johnson Davidson County
Batch# 524708 DEEDWARRSP
12/04/2020 11:48:30 AM 6 pgs
Fees: $33.00 Taxes: $5,642.50
20201204-0141148

This Instrument Prepared By and Upon Recording Return to:

Baker Donelson Bearman Caldwell & Berkowitz, P.C.
211 Commerce, Suite 800
Nashville, TN 37201
Attn: Matthew T. Harris

Special Warranty Deed

Address New Owner as Follows:	Send Tax Bills To
Patrick Industries, Inc. 1221 Northgate Business Parkway Madison, TN 37115	Same
Map & Parcel No.: 034-110-035.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, RESUN MODSPACE, LLC, a Delaware limited liability company, successor to Resun Modspace, Inc., by conversion ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto PATRICK INDUSTRIES, INC., an Indiana corporation ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

See Exhibit A

This is improved property known as 1221 Northgate Business Parkway, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of November, 2020.

RESUN MODSPACE, LLC,
a Delaware limited liability company

By: Modular Space, LLC,
a Delaware limited liability company,
its Sole Member

By: _____
Name: Samantha Bishop
Title: Assistant Corporate Secretary

STATE OF Maryland)

COUNTY OF Baltimore)

On this 23rd day of November, 2020, before me, the undersigned officer, personally appeared Samantha Bishop, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in her capacity as Assistant Corporate Secretary of Modular Space, LLC, a Delaware limited liability company, as sole member on behalf of Resun Modspace, LLC, a Delaware limited liability company for the purposes and consideration therein contained.

In witness whereof, I hereunto set my hand and official seal.

[Notary Seal] KATHALEEN MARIE HILDITCH NOTARY PUBLIC BALTIMORE COUNTY, MD

_____
[Signature of Notary Public]
Kathaleen Marie Hilditch
[Printed Name of Notary Public]

My Commission Expires: July 25, 2022

KATHALEEN MARIE HILDITCH
Notary Public-Maryland
Baltimore County
My Commission Expires
July 25, 2022

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,525,000.00.

AFFIANT

Subscribed and sworn to before me this 25 day of November, 2020.

NOTARY PUBLIC

JENNIFER DIPERNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: 1-8-2024

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 6 as shown on the Plan of Resubdivision of Lots 6, 7, and 8 Northgate Business Park, of record in Plat Book 6900, page 928, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Resun Modspace, Inc., a Delaware corporation, by deed from Transport International Pool, Inc. a Pennsylvania corporation (doing business through its GE Capital Modular Space Division), of record in instrument No. 200706140071484, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Encumbrances

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 034-110-035.00.

2. Matters All matters shown on plat(s) of record in Book 6900, Page 928, in the Register's Office of Davidson County, Tennessee.

3. Flowage Easement from Glencliff Estates, Inc. to United States of America, and its assigns forever, of record in Book 2279, Page 1, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Protective Covenants and Owners Association for Northgate Business Park, by Northgate Business Park Associates, an Indiana limited partnership, of record in Book 7687, Page 513, in the Register's Office of Davidson County, Tennessee.

5. Easement for the flow of the waters of Dry Creek, and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the waters of Dry Creek, free from diminution or pollution.

7. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Dry Creek.

8. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

9. Easement for the flow of the waters of Cumberland River, and the rights of the public therein.

10. Rights of upper and lower riparian owners to the flow of the waters of Cumberland River, free from diminution or pollution.

11. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.

12. Rights of the United States to unilaterally flood the land.

True Copy Certification

I, Matt Foster, 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, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 06/21/2021

Notary Seal: