SPECIAL WARRANTY DEED

Karen Johnson Davidson County Batch# 544175 DEEDWARRSP 01/04/2021 08:36:30 AM 5 pgs Fees: $28.00 Taxes: $2,590.00 20210104-0000058	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Affiant Subscribed and sworn to before me, this the 28th day of December, 2020. Notary Public My commission expires: 10-28-23

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Legacy Concrete, LLC 2305 Cruzen Street Nashville, TN 37211	New Owner	071-03-0-127.00 071-03-0-149.00

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thousand no/100 Dollars ($700,000.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Terry E. Wilkes and Janet Wilkes, each a resident of the State of Tennessee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Legacy Concrete, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 2401 Dickerson Pike and 2403 Dickerson Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Each Grantor further covenants and binds himself and herself, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 28th day of December, 2020.

SELLER:

Terry E. Wilkes
TERRY E. WILKES

Janet Wilkes
JANET WILKES

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Terry E. Wilkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this the 28th day of December, 2020.

Linda B. DeVault
NOTARY PUBLIC

LINDA B. DEVAULT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-23-23

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Janet Wilkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this the 28th day of December, 2020.

Linda B. DeVault
NOTARY PUBLIC

LINDA B. DEVAULT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-23-23

4822-9376-0212, v. 3

Exhibit A

Legal Description

Tract 1 (2401 Dickerson Pike 07103012700)
A parcel of land in Davidson County, Tennessee, described more fully as follows:

Beginning at a point, being on the north margin of Queen Street and the easterly margin of Dickerson Pike; thence along a curve in the easterly margin of Dickerson Pike in a northeasterly direction a distance of 103 feet; thence south 87 degrees east a distance of 150 feet, more or less, to the westerly margin of and alley; thence south 62 degrees 45' west, a distance of 110 feet to a northerly margin of Queen Street; thence along the northerly margin of Queen Street north 87 degrees west, a distance of 139.1 feet to the point of beginning.

Being the same property conveyed to Janet H. Wilkes by Gift deed of record in Book 7364, page 86, Register's Office for Davidson County, Tennessee.

Tract 2 (2403 Dickerson Pike 07103014900)
Land in Davidson County, Tennessee, being parts of Lot Nos. 142, 143, and 144, on J. B. Haynie's Oriental Subdivision, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, and being described according to a survey made by Donald R. Carver, Surveyor, dated March 3, 1985, and described as follows:

Beginning at an iron pin (by others) in the easterly line of Dickerson Road as now built in a curve, with a radius of 3779.72 feet, said point being 106.71 feet northerly from the north line of Queen Street; thence along said right-of-way with a radius of 3779.92 feet for 90.00 feet to an iron pin; thence leaving Dickerson Road N 87deg. 02' E for 147.26 feet to an iron pin; thence along the westerly line of a 10-foot alley S 33deg. 14' W for 90.00 feet to an iron pin in a fence; thence S 87deg. 00' W for 142.86 feet to the point of beginning.

Being the same property conveyed to Terry E. Wilkes and wife, Janet E. Wilkes by Warranty Deed of record in Book 10041, page 428, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet H. Wilkes by Quitclaim Deed of record in Instrument No. 20090527-0048616 Register's Office for Davidson County, Tennessee.

Less and Except the property conveyed to The Metropolitan Government of Nashville & Davidson County by deed of record in instrument No. 20050803-0090846, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2020 and all subsequent years.

Tennessee Certification of Electronic Document

I, Heather Wood, 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.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

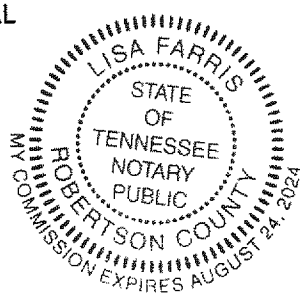
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(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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