THIS INSTRUMENT WAS PREPARED BY:

Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 544228 DEEDWARRSP
01/04/2021 09:11:03 AM 5 pgs
Fees: $28.00 Taxes: $8,047.50
20210104-0000138

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
FCD Recycling, LLC 1106 Chickering Park Drive Nashville, TN 37215	FCD Recycling, LLC 1106 Chickering Park Drive Nashville, TN 37215	093-15-0-180.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, George Edward Powell, Jr., Trustee of the GPC Trust dated September 18, 2019 ("**Grantor**"), has this day bargained and sold, and by these presents does transfer and convey unto FCD Recycling, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain real estate situated in Davidson County, Tennessee and more particularly described on **Exhibit A** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 947 4th Avenue South, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor, solely in Grantor's fiduciary capacity as Trustee of the GPC Trust dated September 18, 2019, covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor, solely in Grantor's fiduciary capacity as Trustee of the GPC Trust dated September 18, 2019, further covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on **Exhibit B** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference.

30th **IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed as of the 30th day of December 2020.

GRANTOR:

George Edward Powell, Jr., Trustee of the GPC Trust dated September 18, 2019

STATE OF TENNESSEE)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, Van P. East, III, a Notary Public with authority to act in the State and County aforesaid, George Edward Powell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person is the Trustee of the GPC Trust dated September 18, 2019, and who further acknowledged that such person, as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30th day of December 2020.

Notary Public

My Commission Expires: May 7, 2024

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Two Million One Hundred Seventy-Five Thousand and 00/100 Dollars ($2,175,000.00).

AFFIANT

SUBSCRIBED and sworn to before me this 30th day of December 2020.

Notary Public

My Commission Expires: 11/06/2024

MARTHA FAYE HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT I: That certain tract or parcel of land in Nashville, Davidson County, Tennessee, known and described as following: BEGINNING at a point on the west line of Fourth Avenue south (formerly Cherry Street) 41 feet north of north line of Oak Street; thence north along said west line 40 feet to a stake; thence west parallel with Oak Street 165 feet to an alley; thence south along the east line of said alley 40 feet to a stake; thence east parallel with Oak Street 165 feet to the point of beginning.

TRACT II: That certain tract or parcel of land in Nashville, Davidson County, Tennessee, known as the south forty-one feet of Lot 56 of the Barrow Grove Plan, said tract hereby conveyed being more particularly described as follows: BEGINNING at the point where the north line of Oak Street intersects the west line of Fourth Avenue south (formerly Cherry Street); thence north along said west line 41 feet to a stake; thence west parallel with Oak Street 165 feet to an alley; thence south with the east line of said alley 41 feet to the north line of Oak Street; thence east along said north line 165 feet to the point of beginning.

TRACT III: A certain tract of land in the City of Nashville, Davidson County, Tennessee, more particularly described as follows: Part of Lot No. 56 on the Plan of Barrow Grove Addition to Nashville, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, described according to a survey made by William C. Parrish, Engineer, March 7, 1956, as follows: BEGINNING at a point on the westerly margin of Fourth Avenue South, formerly Cherry Street, 81 feet northerly from the northwest corner of said Avenue and Oak Street; thence with the westerly margin of said Avenue north 31 degrees 45 minutes west 40 feet to the southeast corner of Lot No. 55 on the said plan; thence with the line between said lots Nos. 55 and 56, south 58 degrees 36 minutes 30 seconds west 168.55 feet to a point on the easterly margin of a 16 foot alley; thence with the easterly margin of said alley south 31 degrees 36 minutes east 40 feet; thence north 58 degrees 37 minutes east 168.65 feet to the beginning.

Being the same property conveyed George Edward Powell, Jr., Trustee of the GPC Trust dated September 18, 2019, by Quitclaim Deed of record as Instrument No. 20190919-0095341 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Real estate taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

4822-1143-2405v2