RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

AND WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE
ATTN: MICHELLE BURTON
1 E. WASHINGTON ST., SUITE 450
PHOENIX, AZ 85004

Escrow No.: Z2033961

Karen Johnson Davidson County
Batch# 544566 DEEDWARRSP
01/04/2021 12:27:30 PM 7 pgs
Fees: $38.00 Taxes: $11,470.00
20210104-0000584

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

PREPARED BY ANDAFTER RECORDING RETURN TO
Spotts Fain
411 East Franklin Street, Suite 600
Richmond, Virginia 23219
Attn: David A. Reed, Esq.

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
BFI Waste Services, LLC c/o Republic Services, Inc. 18500 N. Allied Way Phoenix, AZ 85054	Republic Services, Inc. c/o Republic Services Property Tax P.O. Box 29246 Phoenix, AZ 85038	Map & Parcel: 094-00-027.00 (Part)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Lisa McKenzie
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 5, 2021

The actual consideration for this transfer is $3,100,000.00

Janie Burke Ledyard
Janie Burke Ledyard, Affiant

SUBSCRIBED AND SWORN to before me this 1st day of December, 2020.

Lisa McKenzie
Notary Public
My commission Expires July 5, 2021

That **JANIE BURKE LEDYARD** ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **BFI WASTE SERVICES, LLC,** a Delaware limited liability company, its successors and assigns, ("Grantee") all of that certain lot, tract or parcel of land located in the City of Nashville, County of Davidson, State of Tennessee and being more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements, fixtures, furniture, equipment and other personalty located at, on, upon, under or associated therewith, to the extent to Grantor's interest therein, riparian and other water rights, oil, gas and mineral rights, and all privileges and easements appurtenant to the certain lot, tract or parcel of land described in Exhibit "A" (collectively, the

"Property"), and all surveys, plans, soil tests, engineering studies, environmental studies and all other documents, studies, title policies, licenses, permits, authorizations, approvals and other intangible rights pertaining to the ownership, development and/or operation of the Property, if any, to the extent that the same are transferable by Grantor.

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty of any kind or nature, all interest, if any, of Grantor in (i) strips and gores of land lying adjacent to the Property, and (ii) lands underlying any adjacent streets or roads.

This conveyance is made subject to the encumbrances and exceptions (the "Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference, but only to the extent they affect or relate to the Property.

TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind herself and her heirs, personal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[Signature Page Follows]

WHEREFORE, the Special Warranty Deed is executed to be effective as of the date set forth above.

GRANTOR:

JANIE BURKE LEDYARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Janie Burke Ledyard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 1st day of December, 2020.

Notary Public

My Commission Expires:

July 5, 2021

Lisa McKenzie
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 5, 2021

EXHIBIT "A"

The Property

Being a parcel of land in the 1st, formerly 3rd, Civil District, Nashville, Davidson County, Tennessee, located North of Lebanon Road, east of Omohundro Drive and west of Spence Lane, being a portion of Parcel 1, as shown on a survey by Wright & Associates, dated December 7, 1989, and last revised May 7, 1990, more particularly described as follows:

COMMENCE at an iron pin situated in the Southerly margin of Freightliner Drive, said point being the northwest corner of the property conveyed to Verna H. Burke and Charles M. Burke, Trustees of record in Deed Book 8328, Page 37, Register's Office of Davidson County, Tennessee; thence South 63 degrees 03 minutes 36 seconds West along said right of way for a distance of 48.91 feet to the POINT OF BEGINNING of the parcel herein described; thence leaving said right of way, South 76 degrees 06 minutes 11 seconds East for a distance of 451.82 feet to a point; thence South 02 degrees 59 minutes 02 seconds West for a distance of 205.85 feet to a point; thence South 02 degrees 59 minutes 34 seconds East for a distance of 125.07 feet to a point; thence North 86 degrees 54 minutes 53 seconds West for a distance of 223.00 feet to a point; thence North 81 degrees 57 minutes 04 seconds West for a distance of 520.52 feet to a point; thence North 05 degrees 10 minutes 50 seconds East for a distance of 223.40 feet to a point; thence North 66 degrees 04 minutes 01 seconds East for a distance of 324.44 feet to the POINT OF BEGINNING. Containing 5.836 acres, more or less.

Being a portion of the property conveyed to Janie Burke Ledyard by Quitclaim Deed of record in Instrument No. 20090130-0008342, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2020, a lien, due and payable but not yet delinquent.

2. TVA Easements referenced in Installment Deed of record in Book 2807, Page 202, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5172, Page 733, Register's Office for Davidson County, Tennessee.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Christopher S. Denham, TN RLS No. 2000, The Matthews Company, dated October 16, 2020 and designated Denham Project No. 20053:

    (a) All utility lines, with meters, valves, poles and other appurtenances, not located on a recorded easement.

    (b) Access drive across the adjoining property without the benefit of an easement.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY