Karen Johnson Davidson County
Batch# 565047 DEEDWARRSP
02/01/2021 12:19:30 PM 9 pgs
Fees: $48.00 Taxes: $14,430.00
20210201-0014204

Prepared By:
Jeff Benz
Attorneys Title Company Inc
This instrument prepared by and after recording return to:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204
34140-1 / Box #14

Return to:
Rudy Merab
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4354 TN2520120390

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
FMC Nashville, LLC ATTN: Frank Chen 3325 South Garfield Avenue Commerce, CA 90040	FMC Nashville, LLC ATTN: Frank Chen 3325 South Garfield Avenue Commerce, CA 90040	150-00-0-264.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Michael R. Lance, Wanda F. Sloan and David A. Lance, Trustees with full power to sell or encumber without joinder of beneficiary and without the necessity of the purchasers or lender looking to the application of the proceeds** (hereinafter collectively referred to as "Grantors"), herein this day have bargained and sold, and do hereby transfer and convey, unto **FMC Nashville, LLC, a California limited liability company** (hereinafter referred to as "Grantee"; the terms "Grantors" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantors in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantors covenant that they are lawfully seized and possessed of said Property in FEE SIMPLE, have a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantors, but not further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 24th day of January, 2021.

Michael R. Lance

Michael R. Lance, Trustee of the Sterling Lance Children's Trust Agreement UAD December 7, 1994

STATE OF TENNESSEE]

COUNTY OF Knox]

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael R. Lance, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of the Sterling Lance Children's Trust Agreement UAD December 7, 1994, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 24th day of January, 2021.

Notary Public

My Commission Expires: 3-3-2021

H. DOUGLAS NICHOL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 03-03-2021

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 26th day of January, 2021.

David A. Lance, Trustee of the Sterling Lance
Children's Trust Agreement UAD December 7, 1994

STATE OF TENNESSEE]

COUNTY OF Knox]

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David A. Lance, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trustee of the Sterling Lance Children's Trust Agreement UAD December 7, 1994, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 26th day of January, 2021.

Notary Public
My Commission Expires: 3-3-2021

H. DOUGLAS NICHOL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 03-03-2021

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 26th day of January, 2021.

Wanda F. Sloan

Wanda F. Sloan, Trustee of the Sterling Lance Children's Trust Agreement UAD December 7, 1994

STATE OF TENNESSEE]

COUNTY OF Knox]

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wanda F. Sloan, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Trustee of the Sterling Lance Children's Trust Agreement UAD December 7, 1994, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal this 26th day of January, 2021.

Notary Public

My Commission Expires: 3-3-2021

H. DOUGLAS NICHOL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 03-03-2021

STATE OF California]

COUNTY OF Los Angeles]

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant [Grantee]

Sworn to and subscribed before me,
this _____ day of January 2021.

See Attached
NOTARY PUBLIC
My Commission Expires: _____

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 28 day of January,

20 21 by ----------Frank Chen----------,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature (Seal)

ELIZABETH OCHOA
Commission No. 2193720
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires APRIL 24, 2021

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date_____

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

www.NotaryClasses.com 800-873-9865

Exhibit "A"

Being a tract of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the Southwest Quadrant of the intersection of Murfreesboro Pike and Hamilton Church Road, and being more particularly described as follows:

Beginning at an iron pin in the Westerly margin of Murfreesboro Road, said pin being S 47 degrees 59' 40" E., 242.88 feet along said margin from the South end of the return at Hamilton Church Road; thence with the Westerly margin of Murfreesboro Pike, S 47 degrees 59' 40" E., 500.00 feet to an iron pin; thence, leaving said margin, S 34 degrees 24' 10" W., 300.00 feet to an iron pin; thence, N 47 degrees 59' 35" W., 500.00 feet to an iron pin; thence, N 34 degrees 24' 10" E., 300.00 feet to the Point of Beginning, containing 148,681 Square feet or 3.41 Acres, more or less.

Being the same property conveyed to Michael R. Lance, Wanda F. Sloan and David A. Lance, Trustees with full power to sell or encumber without joinder of beneficiary and without the necessity of the purchasers or lender looking to the application of the proceeds by Deed dated March 4, 1998 from Harding University, Inc., of record in Book 10826, Page 769, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 150-00-0-264.00. Taxes for the current year have been prorated between the parties as part of closing and assumed by the Grantee.
2. All matters shown on the Plan of record in Plat Book 8250, Page 963, Register's Office of Davidson County, Tennessee.
3. Grant of NES Anchor Easements of record in Book 10319, Page 987, Register's Office of Davidson County, Tennessee.
4. All matters shown on the Plan of record in Plat Book 7900, Page 77, Register's Office of Davidson County, Tennessee.
5. Grading Easement granted to Wal-Mart Stores East, L.P., of record in Instrument No. 20030113-0004906, Register's Office of Davidson County, Tennessee.
6. All matters shown on the ALTA/NSPS Land Title Survey of 2915, 2917, 2921, 2923, 2925 and 2629 Murfreesboro Pike by TTL, USA, Kenneth D. Church, TN R.L.S. #1004, dated October 7, 2020 as Proj. No. 00200802830.00.

True Copy Certification

I, George W. Sutphin, 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 Georgia
County of Cobb

Personally appeared before me, Jennifer K. Henderson, a notary public for this county and state, George W. Sutphin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: March 10, 2021
Notary' Seal (if on paper)

