NCS 1038048

This instrument was prepared by:

SRI Operating Company
Three Glenlake Parkway
Atlanta, Georgia 30328
Attention: 14th Floor/Legal Department

Karen Johnson Davidson County
Batch# 566954 DEEDWARR
02/03/2021 12:04:30 PM 6 pgs
Fees: $33.00 Taxes: $11,381.20
20210203-0015591

New Property Owner and Send Tax Bills To	Map-Parcel Numbers
SRI Operating Company Three Glenlake Parkway Atlanta, Georgia 30328 Attention: 14th Floor/Legal Department	Control Map: Group: 12 Parcel(s): 514.00

GENERAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 22nd day of January, 2021, by and between IRONMANN PROPERTIES, G.P., a Tennessee general partnership (the **"Grantor"**), and SRI OPERATING COMPANY, an Oklahoma corporation (the **"Grantee"**).

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby grant, bargain, sell, convey and confirm unto the Grantee, all of the following described real estate situated and being in Davidson County, Tennessee, to wit:

See **Exhibit A**, attached hereto and incorporated herein by reference as if copied verbatim.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements located thereon and all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto unto the Grantee, its successors and assigns in fee simple, subject, however, to those encumbrances and matters (hereinafter collectively the **"Permitted Exceptions"**) set forth on **Exhibit B** attached hereto and incorporated herein by reference as if copied verbatim, but only to the extent that the same are valid and enforceable against the aforedescribed property.

And the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for the Permitted Exceptions; and that subject to the Permitted Exceptions, the Grantor warrants and forever defends the title unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR: IRONMANN PROPERTIES, G.P., a Tennessee general partnership

By: _____
David R. Watson, Manager

ACKNOWLEDGMENT

STATE OF TN)
) ss.
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, David R. Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the within instrument as the Manager of Ironmann Properties, G.P., a Tennessee general partnership, on behalf of such entity, for the purposes therein contained.

Witness my hand, at office, this 21 day of January, 2021.

_____
Notary Public, State of TN
M. Todd Jackson
Typed or Printed Name

My Commission Expires: 6-10-23

(SEAL)

M. TODD JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-10-2023

State Tax: $_____
Register's Fee: $_____
Recording Fee: $_____

Total $_____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,076,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of January, 2021.

Notary Public, State of Georgia

Sheree Esquilin

Typed or Printed Name

My Commission Expires: October 28, 2024

(SEAL)

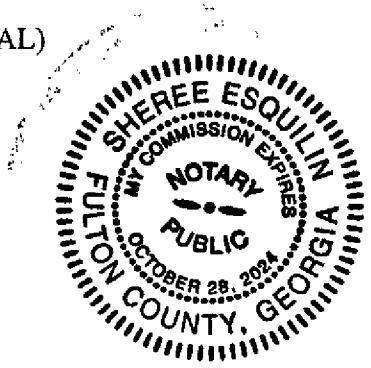


Exhibit A
To
General Warranty Deed

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:

BEING LOT NO. 1 ON THE RESUBDIVISION OF LOTS 35, 36 AND 37 IN BOSTICKS SECOND ADDITION TO NASHVILLE AS OF RECORD IN BOOK 6050, PAGE 291, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1 FRONTS 55 FEET ON THE NORTHERLY MARGIN OF CHARLOTTE AVENUE AND RUNS BACK 163.41 FEET IN THE WESTERLY LINE AND 163.21 FEET ON THE EASTERLY LINE TO AN ALLEY IN THE REAR MEASURING 55 FEET THEREON.

TRACT 2:

BEING LOTS NOS. 2 AND 3 ON THE RESUBDIVISION OF LOTS 35, 36 AND 37 IN BOSTICKS SECOND ADDITION TO NASHVILLE AS OF RECORD IN BOOK 6050, PAGE 291, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO IRONMANN PROPERTIES, G.P., A TENNESSEE GENERAL PARTNERSHIP, BY DEED FROM MH REAL ESTATE, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20090805007352 2, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All matters shown on plat(s) of record in Book 6050, Page 291, in the Register's Office of Davidson County, Tennessee.

2. An Application to Combine Parcels of record in Instrument No. 200612010148656, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Stormwater Detention Agreement, by and between MH Real Estate and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200705090055646, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, HEATHER TOWNSEND, 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 Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, DARCY QUIST a notary public for this county and state, HEATHER TOWNSEND 1] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Darcy L. Quist
Notary's Signature

My Commission Expires: 2/16/2022
Notary' Seal (if on paper)

Darcy L Quist
NOTARY PUBLIC
Cherokee County, GEORGIA
My Comm. Expires
02/16/2022