Karen Johnson Davidson County
Batch# 582420 DEEDWARRSP
03/03/2021 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $13,320.00
20210303-0027078

#36043

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 File No. 36043	STATE OF TEXAS COUNTY OF HARRIS The actual consideration or value, whichever is greater, for this transfer is: $3,600,000.00. Affiant Subscribed and sworn to before me this 24th day of February, 2021. Notary Public My Commission Expires: 7-29-2022

STEPHANIE L CARTER
Notary ID #5800582
My Commission Expires
July 29, 2022

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
EskiMo Centennial 7337 Cockrill Bend Boulevard Nashville, TN 37209	EskiMo Centennial 7337 Cockrill Bend Boulevard Nashville, TN 37209	Map and Parcel No.: 07900011600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, Nashville Steel Corporation, a Tennessee corporation ("Grantor") has bargained and sold, and does hereby transfer and convey to EskiMo Centennial, a Tennessee general partnership ("Grantee"), its successors and assigns, a certain tract of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto (the "Property").

This is improved property known as 7211 Centennial Boulevard, Nashville, Davidson County, Tennessee, 37209.

TO HAVE AND TO HOLD said Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possess of the Property in fee simple, and that Grantor has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 24th day of February, 2021.

GRANTOR:

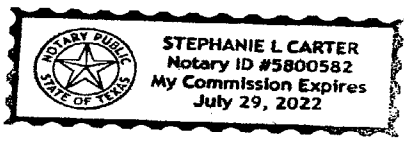
NASHVILLE STEEL CORPORATION
a Tennessee corporation

By: Okey B. Johnson III, President
Okey B. Johnson, III, President

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Okey B. Johnson, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Nashville Steel Corporation, a Tennessee corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 24th day of February, 2021.



Stephanie L. Carter
Notary Public
My Commission Expires: 7-29-22

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Nashville Steel Corporation Subdivision, as of record in Instrument No. 20180807-0077771 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Cumberland Bend Corporation by Warranty Deed from Nashville Steel Corporation, dated May 18, 1964, of record in Book 3763, page 565, Register's Office for Davidson County, Tennessee. Cumberland Bend Corporation now being Nashville Steel Corporation by Certificate of Merger dated September 3, 1975 as of record in Book 4950, page 792, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to Nashville Steel Corporation, a Tennessee corporation, by Quitclaim Deed from Louisville and Nashville Railroad Company, a Kentucky corporation, dated March 26, 1977, of record in Book 5132, page 28, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the Reciprocal Easement Agreement as more fully described in Instrument No. 20180814-0080272, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 07900011600.

2. All matters on the Plan of The Nashville Steel Corporation Subdivision, as of record in Instrument No. 20180807-0077771 in the Register's Office for Davidson County, Tennessee.

3. Reciprocal Easement Agreement for joint access of record in Instrument No. 20180814-0080272, Register's Office for Davidson County, Tennessee.

4. The following matters shown on the survey of the subject property dated February 23, 2021, prepared by Bobby G. Moore, T.R.L.S. No. 1039, H & H Land Surveying, Inc. Job No. 2018-0257: (i) 20' minimum building setback line from westerly (rear) property line; (ii) 5' minimum building setback line from easterly (front) property line; and (iii) 20' public utility and drainage easement along easterly (front) property line.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

