This insrument prepared by:
John M. Crossett, Esq.
2 S. Main St.
Liberty, MO

Karen Johnson Davidson County
Batch# 613141 DEEDWARRSP
04/13/2021 08:17:30 AM 5 pgs
Fees: $28.00 Taxes: $9,250.00
20210413-0048724

Address of New Owner:
2675 Morgantown Road, Reading, PA 19607
Send Tax Bills To:
Penske Truck Leasing Co., L.P.
Tax Parcel Number(s):
106-05-0-140.00

(above area reserved for recorder/register of deeds use)

Special Warranty Deed

This Indenture is made on April 8, 2021, by and between:

Westfall-O'Dell Motors, Inc., a Missouri corporation (as successor/survivor by successive mergers with Rapid Ways, Inc., a Missouri corporation, and JEBB Realty Company, a Missouri corporation) ("Grantor") whose address is P.O. Box 418050, Kansas City, MO 64141 , and

Penske Truck Leasing Co., L.P., a(n) Delaware limited partnership ("Grantee") whose address is 2675 Morgantown Road, Reading, PA 19607.

Legal Description: Page 3

Witnesseth:

Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid to Grantor by Grantee (the receipt and sufficiency of which consideration being hereby acknowledged by Grantor), does by these presents **Bargain and Sell, Convey and Confirm** to said Grantee, and said Grantee's successors and assigns, the lots, tracts and parcels of land described in **Exhibit 1** attached hereto, lying, being and situated in the County of Davidson, State of Tennessee.

To have and to hold the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any way appertaining unto said Grantee and unto said Grantee's successors and assigns forever, the said Grantor hereby covenanting and warranting only that Grantor shall and will Warrant and Defend the title to the aforesaid premises unto Grantee and to Grantee's successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, provided however, the aforesaid special warranty (and this conveyance) is subject to the "Permitted Exceptions" described in **Exhibit 2** attached hereto.

In Witness Whereof, Grantor has hereunto set his, her, its or their hand the day and year first above written.

Westfall-O'Dell Motors, Inc.

By: Mark D. O'Dell
Mark D. O'Dell, Vice President

Missouri Acknowledgment
Corporate (no seal)

State of Missouri)
County of Clay)

On April 9, 2021, before me, the undersigned, a Notary Public, personally appeared Mark D. O'Dell, to me known, who, being by me duly sworn, did say that he is the Vice President of Westfall-O'Dell Motors, Inc., a Missouri corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and the said individual last named acknowledged that he executed the same as the free act and deed of such corporation, and the said individual last named stated that the aforesaid corporation has no corporate seal.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in said county and state, the day and year last above written.

My Commission Expires: July 9, 2022

SANDY D. KIRKHAM
Notary Public-Notary Seal
STATE OF MISSOURI
Clinton County
My Commission Expires: July 9, 2022
Commission #14428262

Sandy D. Kirkham
Notary Public

Affidavit

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,500,000.00, which is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mark D. O'Dell
Mark D. O'Dell, Affiant

Subscribed and sworn to before me on April 9, 2021

Sandy D. Kirkham
Sandy Kirkham, Notary Public

My Commission Expires: July 9, 2022

SANDY D. KIRKHAM
Notary Public-Notary Seal
STATE OF MISSOURI
Clinton County
My Commission Expires: July 9, 2022
Commission #14428262

Exhibit 1
(Legal Description)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, SECTION TWO, CITY VIEW PARK, AS RECORDED IN BOOK 4885, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF ENOS REED DRIVE, SAID STREET HAVING A RIGHT-OF-WAY OF 60 FEET AT THIS POINT, 175.69 FEET WESTERLY AS MEASURED ALONG THE SOUTHERLY MARGIN OF ENOS REED DRIVE FROM THE POINT FORMED BY ITS INTERSECTION WITH THE WESTERLY MARGIN OF POLK AVENUE, IF SAID STREETS WERE EXTENDED TO FORM AN ANGLE RATHER THAN A CURVE; THENCE SOUTH 1° 37' WEST A DISTANCE OF 272.40 FEET TO A POINT ON THE NORTHWESTERLY MARGIN OF THE PROPERTY OF L & N RAILROAD, SAID POINT BEING 30 FEET FROM THE CENTERLINE OF SAID RAILROAD PROPERTY; THENCE SOUTH 63° 00' WEST ALONG THE NORTHWESTERLY MARGIN OF SAID RAILROAD PROPERTY A DISTANCE OF 286.41 FEET TO A POINT; THENCE NORTH 84° 27' WEST A DISTANCE OF 38.73 FEET TO A POINT, WHICH POINT IS ON THE NORTHWESTERLY MARGIN OF SAID RAILROAD PROPERTY AND BEING 50 FEET FROM THE CENTERLINE OF SAID RAILROAD PROPERTY; THENCE CONTINUING ALONG THE NORTHWESTERLY MARGIN OF SAID L & N RAILROAD PROPERTY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 2068.15 FEET A DISTANCE OF 23.65 FEET TO THE SOUTHEASTERLY CORNER OF LOT 3, SECTION ONE, CITY VIEW PARK, AS RECORDED IN BOOK 4860, PAGE 49, R. 0. D. C., TENNESSEE; THENCE NORTH 3° 06' 45" EAST A DISTANCE OF 416.85 FEET TO A POINT ON THE SOUTHERLY MARGIN OF ENOS REED DRIVE, SAID STREET HAVING A RIGHT-OF-WAY OF 60 FEET AT THIS POINT; THENCE ALONG THE SOUTHERLY MARGIN OF SAID ENOS REED DRIVE SOUTH 86° 53' 15" EAST 15.24 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHERLY MARGIN OF SAID ENOS REED DRIVE ALONG A CURVE HAVING A RADIUS OF 3928.56 FEET, A DISTANCE OF 103.02 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHERLY MARGIN OF SAID ENOS REED DRIVE SOUTH 88° 23' 24" EAST A DISTANCE OF 182.18 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RAPID WAYS, INC., A MISSOURI CORPORATION, BY DEED FROM R & L INVESTMENT COMPANY, A PARTNERSHIP, OF RECORD IN BOOK 5493 PAGE 49, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID RAPID WAYS, INC., A MISSOURI CORPORATION HAVING SINCE MERGED INTO AND BECOME KNOWN AS WESTFALL-O'DELL MOTORS, INC., A MISSOURI CORPORATION, AS EVIDENCED BY NOTICE OF NAME CHANGE SUBSEQUENT TO MERGER IN BOOK 8729 PAGE 194, SAID REGISTER'S OFFICE.

End of Exhibit

Exhibit 2
(Permitted Exceptions)

1. Easements or claims of easements (if any), not shown by the public records but reflected in survey of the above land as provided to Grantee by CDS Commercial Due Diligence Services, CDS Project No. 21-02-0074: 002.
2. Encroachments, encumbrances, violations, variations or adverse circumstances (if any) affecting title that was disclosed by survey of the land as provided to Grantee by CDS Commercial Due Diligence Services, CDS Project No. 21-02-0074: 002, or that could be ascertained by an inspection of the Land.
3. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.
4. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
5. All matters shown on plat(s) of record in Book 4860, Page 49 and Book 4885, Page 83, in the Register's Office of Davidson County, Tennessee.
6. Terms and provisions of Easement, by and between Christ Benzenhafer and wife, Emma Benzenhafer; T . B. Cochran and wife, Mrs. T. B. Cochran; Issac Winston; P. Byrd; Jno. W. Morton and wife, Mrs. Ellen Morton and Tennessee Industrial School, of record in Book 372, Page 393, in the Register's Office of Davidson County, Tennessee.
7. Matters contained in Deed of record in Book 4680, Page 337, in the Register's Office of Davidson County, Tennessee.

End of Exhibit

True Copy Certification

I, Patricia A. Cadena, 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.

Patricia A. Cadena
Signature

State of Michigan

County of Oakland

Personally appeared before me, PATRICIA A. CADENA, a notary public for this county and state, D L TISCH 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: _____

Notary Seal:

D L TISCH
Notary Public - State of Michigan
County of Livingston
My Commission Expires May 17, 2025
Acting in the County of OAKLAND