This instrument prepared by and after recording return to: **File# 20-0-16174**
Robert J. Notestine, III, Attorney at Law
109 Kenner Ave, Ste. 201
Nashville TN 37201

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Mobile Materials Nashville, LLC	Same as new owner	Map 134
1650 54th Ave N, Nashville, TN 37209		209 146
Nashville, TN 37228		

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 is hereby acknowledged, **Mike Halloran, unmarried**, Grantor, has this day bargained and sold, and do hereby transfer and convey unto the said, **Mobile Materials Nashville, LLC, a Delaware limited liability company,** Grantee herein, its successors, and assigns, certain real estate in Davidson County, Tennessee,

as follows:

Tract 1:
BEGINNING at an iron pin set, said pin being the northwesterly corner of Danley Corporation as recorded in Deed Book 2401, page 102, R.O.D.C., and being located in the easterly margin of Ezell Road (50' ROW); thence leaving Danley Corporation and with said margin, North 7 deg. 08' 14" East, 199.78 feet to an iron pin set at the southerly margin of Harding Place; thence leaving Ezell Road and with said margin of Harding Place the following calls: North 51 deg. 33' 14" East, 118.79 feet to an iron pin set; South 79 deg. 30' 17" East, 741.16 feet to an iron pin set, South 62 deg. 10' 52" East, 68.66 feet to an iron pin set in the westerly margin og Old Ezell Pike and a long a curve to the right, said curve having a radius of 1880.00', a length of 406.45' a delta of 12 deg. 23' 14", and a chord bearing and distance of South 66 deg. 11' 43" West, 405.66 feet to an iron pin set, said pin being the northeasterly corner of said Danley Corportation; thence leaving Old Ezell Pike and with Danley Corporation, North 83 deg. 45' 13" West, 539.39 feet to the point of beginning. Containing 4.38 acres as surveyed by Arrowhead Survey, August 14, 1997.

Karen Johnson Davidson County
Batch# 619289 **DEEDWARRSP**
04/20/2021 01:33:21 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20210420-0052870

Tract 2:

Beginning at an iron pin found, said pin being the southwesterly corner of Sunday School Board of the Free Will Baptist, Incorporated, as recorded in Deed Book 4528, page 885, R.O.D.C.; thence leaving Sunday School Board of the Free Will Baptist, Incorporated, and with the northerly line of Metropolitan Government as recorded in Deed Book 7759, page 629 R.O.D.C., North 83 deg. 45' 13" West 573.21 feet to an iron pin set in the easterly margin of Old Ezell Pike (50' ROW); thence leaving Metropolitan Government and with said margin of Old Ezell Pike and along a curve to the left, said curve having a radius of 1940.00', a length of 357.80', a delta of 10 deg, 34' 02", and a chord bearing and distance of North 63 deg. 22' 15" East, 357.30 feet to an iron pin set at the southerly margin of Harding Place as recorded in Deed Book 6259, page 419, R.O.D.C.; thence leaving Old Ezell Pike and with said margin of Harding Place the following calls: South 70 deg. 24' 50" East, 105.22 feet to an iron pin set; South 86 deg. 22' 59" East 104.56 feet to an iron pin set; South 81 deg. 30' 57" East, 68.42 feet to an iron pin found, said pin being the northwesterly corner of said Sunday School Board of the Free Will Baptist Incorporated; thence leaving Harding Place and with the Sunday School Board of the free Will Baptist Incorporated, South 7 deg. 01' 16" West, 171.81 feet to the point of beginning. Containing 1.73 acres as surveyed by Arrowhead Survey, August 14, 1997.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED IN THIS CONVEYANCE IS THE FOLLOWING:

Conveyance to The Metropolitan Government of Nashville and Davidson County of record in Book 6359, page 419; and to the State of Tennessee of record in Book 8616, page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mike Halloran by Warranty Deed from, Carlton D. Baker and wife, Joyce M. Baker of record in Instrument No. 20020102-0000432, Registers Office for Davidson County, Tennessee.

This is unimproved property known as 475 Ezell Pike, Nashville, Tennessee 37217.

This is the same legal description as the previous deed of record.

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $600,000.00

Subscribed and sworn to before me this the 15 day of April, 2021

Affiant

My commission expires: 11/9/24

Notary Public

BRIAN C. JAMES STATE OF TENNESSEE NOTARY DAVIDSON COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantors covenant that except for the following encumbrances, the property is free from all encumbrances made or suffered by Grantors, and Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Encumbrances:

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Easement of record in Book 4260, page 686, said Register's Office.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, and assigns, against the lawful claims of all persons claiming **by, through or under Grantors, but no further or otherwise.**

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This deed may be signed in any number of counterparts and signature to any one counterpart shall be deemed signature to all counterparts, which when taken together shall constitute one deed.

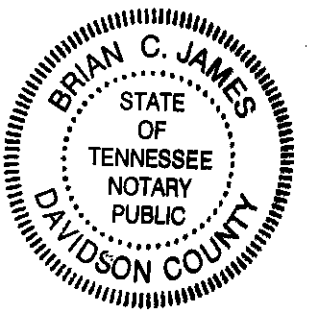
Witness My hand this 15 day of April, 2021.

Mike Halloran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mike Halloran 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, by signing the name of the limited liability company by himself as managing member.

WITNESS my hand and official seal at Nashville, Tennessee, this 5 day of April, 2021.



NOTARY PUBLIC

My Commission Expires: 7/9/24

STATE OF TENNESSEE COUNTY OF DAVIDSON