Prepared by:
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Karen Johnson Davidson County
Batch# 656877 DEEDWARRSP
06/15/2021 11:17:30 AM 5 pgs
Fees: $28.00 Taxes: $2,417.23
20210615-0080463

SPECIAL WARRANTY DEED

Address of New Owners:
Continental Carbonic Products, Inc.
909 Lake Carolyn Parkway, St. 1300
Irving, TX 75039

Send Tax Bills to:
Continental Carbonic Products, Inc.
909 Lake Carolyn Parkway, St. 1300
Irving, TX 75039
Attn: Steve Foster, CFO

Map/Parcel Nos. 11901034300 and 11901034200

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 considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Wiesemann Investment Group, Ltd.**, an Illinois corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Continental Carbonic Products, Inc.,** an Illinois corporation, Grantee, and its successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I:
Land located in the Sixth Civil District of said County and State, and beginning at the northwest corner of Valeria and New Street; running thence in a westerly direction with north margin of Valeria Street 30 feet to a point; thence north along a line, parallel to New Street, 50 feet to a point; thence eastwardly, parallel to Valeria Street, 30 feet to the west margin of New Street; thence south with the west margin of New Street, 50 feet to the point of beginning.

Tract II:
Land in Davidson County, Tennessee, being part of an unnumbered lot on the map of W. G. Thuss' Addition as of record in Book 332, page 149, Register's Office for Davidson County, Tennessee, as follows:
Beginning at a point in the south line of Oriel Street which point is 50 feet eastwardly at right angles from the center line of the northbound main track of the Lewisburg Division of the Louisville & Nashville Railroad; thence in an easterly direction with the south line of Oriel Street, 190 feet to a point in the west line of New Street; thence southwardly, with the west line of New Street, 260 feet to the northeast corner of property conveyed by the Grantor to G.E. White by deed dated February 10, 1945; thence west with the said White's north line, 30 feet to his northwest corner; thence southward with the said White's west line, 50 feet to a point in the north line of Valeria Street; thence west with the said north line of Valeria Street as the same was originally platted and laid out, a distance of 220 feet to a point which is 50 feet eastwardly at right angles from the said centerline of northbound main track, said point being in the east right of way line of said Lewisburg Division of the Louisville & Nashville Railroad; thence north with the said right of way line; a distance of 320 feet, more or less, to the point of beginning.

Included in the above property but specifically excluded therefrom is that portion of the property conveyed in Book 5284, Page 660, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wiesemann Investment Group, Ltd. by Warranty Deed of record in Instrument No. 20040108-0003260, in the Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as 348 Valeria Street, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee and its successors and assigns forever. The undersigned covenants Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth on **Exhibit A** attached hereto and made a part hereof.

The undersigned further covenants and binds itself, our representatives, to warrant and forever defend the title to said real estate to said Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

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.

[Remainder of page intentionally left blank.]

Witness our hand this 2nd day of June, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WIESEMANN INVESTMENT GROUP, LTD.,
an Illinois corporation

By: _____
Name: Robert O. Wiesemann II
Its: President

By: _____
Name: Michael L. Peska
Its: Vice President & Assistant Secretary

STATE OF ILLINOIS
COUNTY OF COOK

Before me Michaeleen Mennella, a Notary Public of the State and County aforesaid, personally appeared Robert O. Wiesemann II and Michael L. Peska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be President and Vice President and Assistant Secretary of Wiesemann Investment Group, Ltd., an Illinois corporation, the within named bargainor, a corporation, and that they as such President and Vice President and Assistant Secretary, respectively, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation themselves as President and Vice President and Assistant Secretary.

Witness my hand and official seal at Chicago, Illinois, this 2nd day of June, 2021

_____
Notary Public

My Commission Expires:
9/23/22

"OFFICIAL SEAL"
MICHAELEEN R MENNELLA
Notary Public, State of Illinois
My Commission Expires 9/23/2022

EXHIBIT A

1. Taxes for the year 2021, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 149, in the Register's Office for Davidson County, Tennessee.

3. Any Easements retained in Consent Judgment of record in Book 5284, Page 660, in the Register's Office for Davidson County, Tennessee.

4. Matters which would be disclosed by a current, accurate survey.

VALUE AFFIDAVIT

STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $653,305.00.

CONTINENTAL CARBONIC PRODUCTS, INC.

Thomas S. Kallman, Chairman
Affiant

Subscribed and sworn to before me this 3 day of June, 2021.

Notary Public

My Commission Expires: 7/16/23

MICHELLE SMITH
Notary ID #132099316
My Commission Expires
July 16, 2023

CONTINENTAL CARBONIC PRODUCTS, INC.

Steve Foster, CFO and Executive Vice President

Subscribed and sworn to before me this 3 day of June, 2021.

Notary Public

My Commission Expires: 7/16/23

MICHELLE SMITH
Notary ID #132099316
My Commission Expires
July 16, 2023

(348 Valeria Street, Nashville, TN)

Certificate of Authenticity

I, Heather Wood, 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 Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY