Karen Johnson Davidson County
Batch# 665293 DEEDWARR
06/25/2021 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $30,895.00
20210625-0086776

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34526-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nashville Industrial Flex, GP ATTN: R. Marty Smith 222 Second Avenue, 17th Floor Nashville, TN 37201	New Owner	08600028300

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kevco Properties LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Nashville Industrial Flex, GP, a Tennessee general partnership** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in Hermitage, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the westerly right-of-way line of Central Pike, at a corner common with the property of Transform 1, LLC, as of record in Instrument Number: 20210212-0020030, at the Register's Office for Davidson County, Tennessee;

Thence, with the westerly right-of-way line of Central Pike, South 11 deg 19 min 11 sec East, 80.69 feet to on iron rod set;

Thence, with a curve to the left, along on arc length of 173.06 feet, the central angle of which is 12 deg 56 min 29 sec, the radius of which is 766.20 feet, the chord of which is South 17 deg 47 min 25 sec East 172.69 feet to an iron rod set, at a corner common with the property of The Barnett Family Trust, as of record in Instrument Number: 20181101-0108360, at the Register's Office for Davidson County, Tennessee;

Thence, leaving the westerly right-of-way line of Central Pike, with the northerly property line of The Barnett Family Trust, South 32 deg 59 min 33 sec West, 583.76 feet to an iron rod set;

Thence, with the easterly property line of The Barnett Family Trust, North 19 deg 33 min 51 sec West, 665.71 feet to an existing Iron rod, at a corner common with the property, of Transform 1, LLC;

Thence, with the southerly property line of Transform 1, LLC, North 77 deg 21 min 33 sec East, 483.92 feet to the POINT OF BEGINNING. Containing 214,058 square feet or 4.914 acres more or less.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 3670 Central Pike by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. No. 2048 dated June 2, 2021, last revised June 22, 2021 as Job No. 21060 CW.

Being all of the same property conveyed to Kevco Properties, LLC, a Tennessee limited liability company by Deed dated December 6, 2018 from Jack D. Odum, Jeanell C. Odum and Maureen P. Fruehauf, of record in Instrument No. 20181217-0122415, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument the 23 day of June, 2021, to be effective as of the 24 day of JUNE, 2021.

Kevco Properties LLC,
a Tennessee limited liability company

By: _____
Name: Kevin H. Early
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin H. Early, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged themself to be Sole Member of Kevco Properties LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Sole Member.

WITNESS my hand, at office, this 23 day of June, 2021.

_____
Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,350,000.00.

_____
Affiant

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

_____
Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 08600028300. Taxes for the year 2021 have been prorated as part of closing and assumed by the Grantee.

2. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 11115, Page 448, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Instrument No. 20040917-0111968, Register's Office for Davidson County, Tennessee.

4. Easement Deed by Court Order in settlement of Landowner Action to U. S. Sprint Communications Company, of record in Instrument No. 20140114-00037778, Register's Office for Davidson County, Tennessee, and Affidavit of record in Instrument No. 20140416-0031703, said Register's Office.

5. Matters shown on the ALTA/NSPS Land Title Survey of 3670 Central Pike by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. No. 2048 dated June 2, 2021, last revised June 22, 2021 as Job No. 21060 CW.

6. Lack of any rights of ingress or egress across the driveway which adjoins the Property along its Southeastern boundary.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

