WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 669158 DEEDWARR
07/01/2021 09:59:42 AM 2 pgs
Fees: $13.00 Taxes: $18,500.00

20210701-0089124

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mid South Property Holdings, LLC 1616 Cleveland Blvd. Granite City, IL 62040	New Owner	106-03-0-016.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gayron C. Lytle**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mid South Property Holdings, LLC**, a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A tract of land in the 15th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described according to a boundary & topographic survey by H & H Land Surveying, Inc., Job No. 2000-610, dated August 30, 2000 as follows:Beginning at a p.k. nail (old) at the northwesterly end of the southwesterly return curve at the intersection of Elm Hill Pike (Public R.O.W. width varies) and Poplar Street (50' Public R.O. W.), thence;Southeasterly with said return curve, having a 25.00-foot radius curve to the right, an arc distance of 28.44 feet to a p.k. nail & washer (new). Said curve has a chord bearing and distance of S 32 deg. 50' 50" E. 26.93 feet, thence;With the westerly right-of-way line of Poplar Street S 00 Deg. 17' 14" E 210.77 feet to a p.k. nail (old & disturbed), thence;With a 275.00-foot radius curve to the right, an arc distance of 101.17 feet to an iron road (old) on the northerly right-of-way line of C.S.X. Railroad (60' R.O.W.) said curve has a chord bearing and distance of S 10 deg. 1' 08" W 100.60 feet, thence;Northwesterly, with the northerly right-of-way line of the C.S.X. Railroad, having a 1900.01 foot radius curve to the left an arc distance of 221.23 feet to a point in an existing building at the southeasterly property corner of a tract of land as deeded to Kathy H. Beadle, et al., as of record in Deed Book 7130, page 874, Register's Office of Davidson County, Tennessee. Said curve has a chord bearing and distance of N 76 deg. 02' 48" W 221.10 feet, thence;Leaving said right-of-way line, with the easterly property line of the Beadle Tract, N 00 deg. 39' 32" W 273.23 feet to a p.k. Nail (old) on the southerly Right-of-Way line of Elm Hill Pike, thence;With said right-of-way line, N 88 deg. 28' 22" E 220.04 feet to the point of beginning and containing 70,078 square feet or 1.6088 acres more or less as calculated by the above bearings and distances.TOGETHER WITH rights and benefits of that certain permanent encroachment easement awarded by Agreed Order of record in Instrument 200508150096340, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gayron C. Lytle by Warranty Deed dated 02/16/2005 from Rollins Associates, L.P., a Tennessee limited partnership of record in Instrument 200502170018351, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Gayron C. Lytle by Quitclaim Deed dated 02/16/2005 from Rollins Associates, L.P., a Tennessee limited partnership of record in Instrument 200502170018352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years which are hereby assumed by Grantee; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is not nor has it ever been the primary residence of Grantor.

This is unimproved ☐ improved ☒ property know as: 1325 Elm Hill Pike, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th day of June, 2021.

Gayron C. Lytle

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gayron C. Lytle with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor(s), and that they executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th day of June, 2021.

Notary Public

My Commission Expires: 6/03/2024

(SEAL)

