This Instrument Prepared By:
Darlene Taylor Marsh
Darlene Marsh, LLC
P. O. Box 59332
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 693362 DEEDWARRSP
08/09/2021 11:34:30 AM 6 pgs
Fees: $33.00 Taxes: $16,650.00
20210809-0106915

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
LH-TN Real Estate Holdco, LLC 5500 W. 73rd Street Bedford Park, IL 60638	Same as New Owner	175 00 0 141.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBEL STEEL INC.,** a Tennessee corporation, the Grantor herein, has bargained and by these presents does transfer and convey unto **LH-TN REAL ESTATE HOLDCO, LLC,** a Tennessee limited liability company, the Grantee herein, its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on **Exhibit A,** attached hereto and incorporated herein (the "**Property**").

Said Property is conveyed subject to the matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

This is improved property known as 1720 J.P. Hennessy Drive, LaVergne, Davidson County, Tennessee 37086.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR covenants that it is seized and possessed of said Property and has good right to convey it. GRANTOR further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to the said Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (excluding claims arising out of the Permitted Exceptions), but no further or otherwise.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered effective on the __ day of August, 2021.

REBEL STEEL INC., a Tennessee corporation

By: Judy A. Jones
Name: Judy A. Jones
Title: Secretary and Treasurer

STATE OF Tennessee)

COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Judy Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the secretary and treasurer of Rebel Steel, Inc., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 3 day of August, 2021.

Notary Public

My Commission Expires:

3-17-24

CHRIS PATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires March 17 2024

[*Signature Page to Special Warranty Deed*]

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property (whichever is greater) is $4,500,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Lisa Farris

Affiant

Sworn to and subscribed before me,
this 6th day of August, 2021.

Meah Thomson

Notary Public
My Commission Expires: 7/19/25

MEAH THOMSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-19-2025

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the second civil district of Davidson County, Tennessee, fronting on the easterly side of J.P. Hennessy Boulevard in Interchange City Industrial Park, said property being more particularly described as follows:

BEGINNING at an iron pin set on the easterly margin of J.P. Hennessy Drive, said iron pin being N 04° 15' E, 520.55 feet (as measured along the easterly right-of-way of J.P. Hennessy Drive) from the northwesterly corner of Lot No. 1, Section XV, Interchange City Industrial Park, of record in Book 4675, page 133, Register's Office for Davidson County, Tennessee; thence,

1) With the easterly right-of-way of J. P Hennessy Drive N 04° 15' E, 225.00 feet to an iron pin set; thence,

2) Leaving the easterly right-of-way of J.P. Hennessy Drive S 85° 45' East, 903.40 feet to an iron pin set (a witness point to the center of Hurricane Creek) and continuing 45.00 feet for a total of 948.40 feet, to the center of Hurricane Creek; thence,

3) With the center of Hurricane Creek S 23° 02' 55" W, 237.68 feet to a point; thence,

4) Leaving the center of Hurricane Creek N 85° 45' W, 53.89 feet to an iron pin set (a witness point to the center of Hurricane Creek) and continuing 817.92 feet, for a total of 871.81 feet, to the point of beginning, containing 4.701 acres, as per survey by John W. Massey, dated August 25, 1981.

Being the same property conveyed to REBEL STEEL, INC. by deed from BLAKE STEEL SERVICE, INC. of record in Book 7101, page 95, dated December 31, 1986, as corrected in Book 7222, page 665, dated April 3, 1987, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1) Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2) Matters shown on the Plan of record in Plat Book 5190, page 595, in the Register's Office for Davidson County, Tennessee.

3) Permanent Easement and Right-of-Way for railway spur track of record in Book 7297, page 388, in said Register's Office.

4) Easements for an existing railroad lead tract granted to the Firestone Tire & Rubber Company by McDowell Development Corporation and The University of Tennessee on April 27, 1972 and recorded in Book 4626, page 224, Register's Office for Davidson County, Tennessee and for a spur line granted to Marco Industries, Inc. of record in Book 5679, page 844, in said Register's Office.

5) Easement Deed and Conveyance of Water-Sewer Facilities of record in Book 4699, page 585, in said Register's Office.

6) Restrictive Covenants contained in instrument of record in Book 4673, page 508, in said Register's Office.

7) An easement for an existing power line of record in Book 4641, page 304 and Book 4727, page 993, in said Register's Office.

8) Restrictions contained deed of record in Book 5832, page 419, in said Register's Office.

9) Subject to Spur Line Agreement of record in Book 5832, page 425, in said Register's Office.

10) Easement for the flow of the waters of the Hurricane Creek and the rights of the public therein, and changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Hurricane Creek.

11) Rights of upper and lower riparian owners to the flow of the water of Hurricane Creek, free from diminution or pollution.

12) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20200116-0005937, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, AL FRAZIER, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 6, 2021 (date of document).

Affiant Signature

August 6, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 1-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY