Karen Johnson Davidson County
Batch# 697501 DEEDWARRSP
08/13/2021 03:11:30 PM 7 pgs
Fees: $38.00 Taxes: $7,955.00
20210813-0109848

THIS INSTRUMENT PREPARED BY: Baker, Donelson, Bearman, Caldwell & Berkowitz, PC Matthew T. Harris, Esquire 211 Commerce, Suite 800 Baker Donelson Center Nashville, Tennessee 37201 **RECORD AND RETURN TO:** Jeffrey Pustizzi Alterra Property Group 414 S. 16th Street, Suite 100 Philadelphia, PA 19146	**STATE OF** Illinois **COUNTY OF** Cook The actual consideration or value, whichever is greater, for this transfer is $2,150,000.00. Affiant Subscribed and sworn to before me this 10th day of August, 2021. Notary Public My Commission Expires: OFFICIAL SEAL CARRIE A ENGELMANN NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Jan. 28, 2025

Address New Owner:	Map-Parcel Number:	Send Tax Bills to:
c/o Alterra Property Group 414 S. 16th Street, Suite 100 Philadelphia, PA 19146	085 00 0 043.00	c/o Jeffrey Pustizzi Alterra Property Group 414 S. 16th Street, Suite 100 Philadelphia, PA 19146

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Kirby Holdings, LLC**, a Tennessee limited liability company ("Grantor") has bargained and sold, and by these presents transfers and conveys to **3020 Brandau Partners, LLC**, a Delaware limited liability company ("Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein are made expressly subject to the exceptions listed on Exhibit B, attached hereto and incorporated herein by reference. This is improved property located at 3020 Brandau Road, Hermitage, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor further covenants and binds itself to warrant specially and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 9th day of August, 2021.

KIRBY HOLDINGS, LLC,
a Tennessee limited liability company

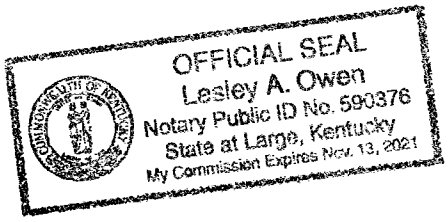
By: Billy Harper
Name: Billy Harper
Title: Chief Manager

STATE OF KENTUCKY)

COUNTY OF McCRACKEN)

AND NOW, this 9th day of August, 2021, before me, the undersigned Notary Public, appeared **Billy Harper**, who acknowledged himself to be a Chief Manager of **Kirby Holding, LLC**, a Tennessee limited liability company, and he, as such Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as a Chief Manager.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Notary Public

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Stones River Industrial Site, of record in Plat Book 5200, Page 339, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod set in the northwesterly margin of Brandau Road, said iron rod being the southeast corner of Lot 1 of the above-mentioned subdivision and the southwest corner of the herein described Lot 2; thence, with the line between Lot 1 and Lot 2 of the said subdivision, N 52 deg. 58 min. 26 sec. W, 618.64 feet to an iron rod in the southerly margin of a right-of-way owned by C.S.X. Railroad; thence, with said right-of-way and the northwesterly line of Lot 2 along a curve to right having a radius of 1,551.27 feet, a distance of 31.60 feet to a point; thence, N 55 deg. 55 min. 02 sec. E, 609.30 feet to an iron rod; thence, with the line between Lot 2 and Lot 3 of said subdivision, S 52 deg. 58 min. 58 sec. E, 411.14 feet to an iron rod in the northwesterly margin of Brandau Road; thence, with said margin, S 36 deg. 59 min. 56 sec. W, 606.54 feet to the point of beginning, and containing 312,378 square feet (7.17 acres more or less) according to a survey by R. Scot Cherry R.L.S. TN #1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204 dated September 29, 2014.

Being the same property conveyed to Kirby Holdings, LLC, a Tennessee limited liability company by virtue of General Warranty Deed from Trinity Steel Corporation, a Tennessee corporation, dated October 3, 2014, and recorded October 3, 2014 as Instrument No. 20141003-0091782, Davidson County, Tennessee Records.

This is improved property known as 3020 Brandau Road, Hermitage, Tennessee 37076.

Exhibit B

Permitted Exceptions

SEE ATTACHED

1. Taxes and assessments for the year **2021** and subsequent years, not yet due and payable. Tax Parcel Number: **08500004300**
2. Rights of Greg Jackson and Trinity Steel Corporation, as tenants only, under unrecorded leases, which leases contain no options or right of first refusal to purchase the premises.
3. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
4. Easement for railroad spur line and utilities, utility anchor easements, and sewage soil absorption system areas, appearing on Plat recorded in Plat Book 5200, Page 339, aforesaid records, as approximately shown on the ALTA/NSPS Land Title Survey made by Tony Reasons II, Registration No. 1665, of The Reasons Company on behalf of Bock & Clark corporation an NV5 Company, dated June 24, 2021, last revised July ____, 2021, and designated as NV5 Network Project No. 202103136-001 (the "Survey").
5. Overhead Line Easement grant to The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government, dated June 17, 1981, and recorded in Book 5758, Page 855, aforesaid records.
6. Terms and conditions of the Agreement by and between Allen Iron and Steel Corporation, Inc. to Don L. Smith, Trustee, dated May 28, 1985, and recorded June 5, 1985 in Book 6574, Page 686; as amended by Amended Water Line Agreement by between Trinity Steel Corporation, a Tennessee corporation and L & P Partnership, a Tennessee general partnership consisting of Bob G. Long and James L. Parks, dated February 19, 1992, and recorded February 28, 1992 in Book 8561, Page 985, aforesaid records.
7. Terms and conditions of unrecorded Lease by PCS Site Agreement, as evidenced by Memorandum of PCS Site Agreement by and between Trinity Steel Corporation and Sprint Spectrum L.P., a Delaware limited partnership, dated October 24, 2000, and recorded November 1, 2021 as Instrument No. 20011101-0119395; as assigned by Assignment of Lease from Kirby Holdings, LLC, a Tennessee limited liability company to Mark Bobo, a resident of the State of Tennessee, dated December 29, 2020, an recorded January 20, 2021 as Instrument No. 20210120-0008443, aforesaid records.
8. Easements for the cell tower, access, and utilities set forth in the Grant of Easement from Kirby Holdings, LLC, a Tennessee limited liability company to Mark Bobo, a resident of the State of Tennessee, dated December 29, 2020, and recorded January 20, 2021 as Instrument No. 20210120-0008442; as affected by Assignment of Lease from Kirby Holdings, LLC, a Tennessee limited liability company to Mark Bobo, a resident of the State of Tennessee, dated December 29, 2020, an recorded January 20, 2021 as Instrument No. 20210120-0008443, aforesaid records and as approximately shown on ALTA/NSPS Land Title Survey made by made by Tony Reasons II, Registration No. 1665, of The Reasons Company on behalf of Bock & Clark corporation an NV5 Company, dated June 24, 2021, and last revised July 27, 2021 designated Job No. 202103136-001 (the "Survey"). Waiver of Right of First Refusal from Mark Bobo, a resident of the State of Tennessee, dated August 10, 2021, and to be recorded in the Register of Deeds of Davidson County, Tennessee.
9. Easement, if any, for the chartered right-of-way (200 feet) of the L & N Railroad, as approximately shown on the Survey.
10. Rights of the Railroad Company to expand its right of way to its full charter width of 200 feet, as approximately shown on the Survey.
11. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS Land Title Survey made by made by Tony Reasons II, Registration No. 1665, of The Reasons Company on behalf of Bock & Clark corporation an NV5 Company, dated June 24, 2021, and last revised July 27, 2021 designated Job No. 202103136-001:

a. Fence encroaches upon SMYRNA READY MIX LLC 20050708-0079129 at the Northeast Corner of property.

Tennessee Certification of Electronic Document

I, Kristina Porter, 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

8/11/2021
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 1/28/25

NOTARY'S SEAL

OFFICIAL SEAL
CARRIE A ENGELMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 28, 2025