This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Send Tax Bills to
NEW OWNER:
Ewing Irrigation Products, Inc.
3441 E. Harbour Drive
Phoenix, AZ 85034

MAP 08500021000

Recording Information:

Karen Johnson Davidson County
Batch# 747583 DEEDWARRSP
11/02/2021 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $6,845.00
20211102-0146471

SPECIAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Central Pike Land G.P.**, a Tennessee General Partnership, consisting of two General Partners (GCS Assets, LLC, A Wyoming Limited Liability Company, with Eric Lowman, as its President, and JC3 Holdings, LLC, A Wyoming Limited Liability Company, with Johnny Ray Crumby, III, as Managing Member and Stacy Crumby, as Member, each aforementioned LLC owning a one-half undivided general partnership interest and having full power and authority to convey title), hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Ewing Irrigation Products, Inc., a Nevada corporation**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of Land in Davidson County, Tennessee described according to a survey dated October 4, 2021 prepared by Barge Design Solutions, TN Registered Land Surveyor No. 1634, File No. 3769800 as follows, to-wit;

Being all of Lot No. 1, according to plat and survey titled "Final Plat, Resubdivision of Lot Number 3, Binkley ROW" of same appearing of record in Instrument No. 20170609-0058039, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170616-0060359, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description of said property.

Being the same property conveyed to Central Pike Land G.P., a Tennessee General Partnership, consisting of two General Partners, GCS Assets, LLC, A Wyoming Limited Liability Company, Eric Lowman, President, and JC3 Holdings, LLC, A Wyoming Limited Liability Company, Johnny Ray Crumby, III, Managing Member and Stacy Crumby, Member, with full power and authority to convey title, from Binkley Family Investments, L.P. a Tennessee Limited Partnership, of record in Instrument No. 202111020146470, in the Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters described in the "Exhibit A Permitted Exceptions" attached hereto.

This is improved property known as 3532 Central Pike, Hermitage, Tennessee 37076.

This conveyance is made expressly subject to the provisions of Section 3.5 ("As Is" Sale) of that certain Purchase and Sale Agreement dated June 11, 2021 by and between GRANTOR, as the seller thereunder, and GRANTEE, as the buyer thereunder (as amended to date, the "Agreement"), which provisions, per the express terms thereof, expressly survive the recording hereof and the transfer of the property from GRANTOR to GRANTEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, rights and interest thereto belonging or in any way pertaining, to the said GRANTEE, its successors and assigns, forever in fee simple, and,

GRANTOR does covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good and lawful right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

GRANTOR, does further covenant and bind its self, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against any person or entity taking by, through or under Grantor, but not otherwise.

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.

[SIGNATURE PAGE FOLLOWS]

WITNESS its hand this the 25th day of October 2021.

Central Pike Land G.P., a Tennessee General Partnership

By: GCS Assets, LLC, a Wyoming Limited Liability Company, its Partner

By: Eric Lowman, President

By: JC3 Holdings, LLC, a Wyoming Limited Liability Company, its Partner

By: Johnny Ray Crumby, Jr., as President/Manager

By: Johnny Ray Crumby III, Managing Member

By: Stacy Crumby, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eric Lowman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as President of GCS Assets, LLC, a Wyoming Limited Liability Company, which is a Partner of Central Pike Land G.P., a Tennessee General Partnership, with the authority to do so, executed the within Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of October 2021.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Johnny Ray Crumby, Jr., as President/Authorized Manager, Johnny Ray Crumby III, Managing Member and Stacy Crumby, Member, all of whom proved to me on the basis of satisfactory evidence, and who acknowledged that they as President/Manager, Managing member and Member of JC3 Holdings, LLC, a Wyoming Limited Liability Company, which is a Partner of Central Pike Land G.P. a Tennessee General Partnership, with the authority to do so, executed the within Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of October 2021.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1,850,000.00.

AFFIANT

Subscribed and sworn to before me on this 25 day of October 2021.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

EXHIBIT A to SPECIAL WARRANTY DEED

Permitted Exceptions

1. Subject to all matters shown on the Plan of record as Instrument Number 20170609-0058039, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170616-0060359, Register's Office of Davidson County, Tennessee.

2. Subject to all matters as shown on the Plan of record as Instrument Number 20030206-0016495, AS Amended in Instrument No. 20040414-0042285 Register's Office of Davidson County, Tennessee.

3. Easement to Southern Bell Telephone and Telegraph Company of record in Book 1174, Page 366, in the Register's Office for Davidson County, Tennessee.

4. Title to that portion of the premises embraced within the bounds of any graves or graveyards with all rights of ingress and egress thereto of record in Book 6951, page 374, and Book 8987, page 1 in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20110330-0024445, in the Register's Office for Davidson County, Tennessee.

6. Subject to Declaration of Restrictions and Covenants For Stormwater Facilities and Systems of record in Instrument No. 20121203-0110586, in the Register's Office for Davidson County, Tennessee.

7. "Notice of Limited Residential Use..." of record in Instrument No. 20060804-00956912 and 20060823-0104104, in the Register's Office for Davidson County, Tennessee.

8. Rights of the Railroad Company to expand its right of way to its full charter width.

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 October 25, 2021.

Affiant Signature 10/25/2021

State of Tennessee;
County of Davidson
Sworn to an subscribed before me on this 25 day of October, 2021

Notary Public

TONI RUTGERSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JULY 21, 2024