Karen Johnson Davidson County
Batch# 760192 DEEDWARRSP
11/23/2021 03:17:30 PM 8 pgs
Fees: $43.00 Taxes: $30,525.00
20211123-0155669

35162-1
Box #14

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
IG Express LLC 261 Fifth Avenue, Suite 1501 New York, NY 10016	New Owner	93-16-0-441.00

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 consideration, the receipt of which is hereby acknowledged, the undersigned, **West Properties, L.P., a Tennessee limited partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **IG Express LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

THIS is improved commercial real property known as 131 West Express Drive, Nashville, TN 37201.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the ~~18~~ 19th day of October, 2021.

West Properties, L.P., a Tennessee limited partnership

By: Hudgens Investments, LLC, a Tennessee limited liability company, its general partner

By: _____
Name: David L. Hudgens
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David L. Hudgens, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Member of Hudgens Investments, LLC, a Tennessee limited liability company, the General Partner of West Properties, L.P., a Tennessee limited partnership, the within-named bargainor, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Hudgens Investments, LLC, a Tennessee limited liability company, by himself as such Authorized Member.

WITNESS my hand, at office, this 14 day of October, 2021.

_____
Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,250,000.00.

_____
Affiant

Subscribed and sworn to before me this 14 day of October, 2021.

_____
Notary Public
My Commission Expires: July 3, 2023

JEFFREY S. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the plat for West Properties Subdivision as recorded in Plat Book 9700, page 179, Register's Office for said County, to which reference is hereby made for a more complete description and also described as follows:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 42 AND 43 ON THE UNRECORDED MAP OF HOSTETTLER'S TRACT, DESCRIBED ACCORDING TO A SURVEY BY DAN BARGE, SURVEYOR, NOVEMBER 21, 1960, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE EAST RIGHT-OF-WAY OF TENNESSEE CENTRAL RAILWAY LOCATED APPROXIMATELY 300' NORTH OF MURFREESBORO ROAD, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH SAID CURVE HAVING A CENTRAL ANGLE OF 42 DEG. 44', A RADIUS OF 1300.8' A CHORD OF 947.9' BEARING N 30 DEG. 01' E, A DISTANCE OF 971.2' TO A CONCRETE MONUMENT; THENCE WITH SAID RAILWAY, N 51 DEG. 23' E, 810.0' TO A POINT IN THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY RIGHT-OF-WAY AS RECORDED IN BOOK 3030, PAGE 473; THENCE WITH SAID HIGHWAY RIGHT-OF-WAY S 67 DEG, 43' 30" E, 387.0' TO A POINT; THENCE S 23 DEG. 58' 07" W, 90.0' TO A POINT; THENCE S 61 DEG. 20' 53" E, 50' MORE OR LESS TO A POINT IN THE CENTER OF BROWN'S CREEK RELOCATED; THENCE WITH THE CENTER OF BROWN'S CREEK AS RELOCATED IN A SOUTHWESTERLY DIRECTION APPROXIMATELY 1770' TO A POINT IN WALLACE'S NORTH LINE; THENCE WITH WALLACE'S NORTH LINE N 73 DEG. 22' W, 170' MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 20.2 ACRES MORE OR LESS, AND A NET AREA OF 16.7 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A 6 ACRE TRACT OF LAND CONVEYED TO H. G. LIPSCOMB & COMPANY, OF RECORD IN BOOK 4025, PAGE 200, SAID REGISTER'S OFFICE, AS FOLLOWS:

> BEING A PARCEL OF LAND IN THE THIRD CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE WEST BY T. C. RAILWAY, SOUTH BY LAND OWNED BY WALLACE, AND EAST BY BROWN'S CREEK RELOCATED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> BEGINNING AT A CONCRETE MONUMENT IN THE EAST RIGHT OF WAY OF TENNESSEE CENTRAL RAILWAY LOCATED APPROXIMATELY 300 FEET NORTH OF MURFREESBORO ROAD, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1300.8 FEET, A CENTRAL ANGLE OF 32 DEG. 33', A LONG CHORD OF 729.1 FEET BEARING NORTH 25 DEG. 06' EAST TO A CONCRETE MONUMENT LOCATED 50' SOUTHERLY FROM THE CENTER OF TENNESSEE CENTRAL RAILWAY; THENCE SOUTH 38 DEG. 45' EAST, PASSING A WITNESS MONUMENT AT 524.47 FEET, A TOTAL DISTANCE OF 584.93 FEET TO A POINT IN THE CENTER OF BROWN'S CREEK AS RELOCATED; THENCE UPSTREAM WITH THE CENTER OF SAID CREEK SOUTH 58 DEG. 20' WEST 520.7 FEET TO A POINT; THENCE NORTH 73 DEG. 22' WEST PARALLEL AND 296.1 FEET NORTHERLY FROM THE NORTH MARGIN OF MURFREESBORO ROAD PASSING A WITNESS MONUMENT AT 80.4 FEET A TOTAL DISTANCE OF 242.4 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.00 ACRES, MORE OR LESS,

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN BOOK 8873, PAGE 917, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

> LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
>
> BEGINNING AT A POINT IN THE EASTERN BOUNDARY LINE OF THE PROPERTY HEREIN DESCRIBED, SAID POINT ALSO BEING 10 FEET SOUTH OF E. N. HESTER PROPERTY'S NORTHWEST CORNER OF RECORD IN DEED BOOK 4427, PAGE 929, R.O.D.C., TENNESSEE;
>
> THENCE, WITH SAID EAST LINE S 35 DEGREES 11' W 80.02 FEET TO A POINT, SAID POINT ALSO BEING 10 FEET NORTH OF HESTER SOUTHWEST CORNER;

THENCE, N 56 DEGREES 00' W 310.15 FEET TO A POINT; THENCE, N 35 DEGREES 11' E 80.02 FEET TO A POINT;

THENCE, S 56 DEGREES 00' E 310.15 FEET TO A POINT OF BEGINNING CONTAINING 0.5697 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WEST PROPERTIES, LP., A TENNESSEE LIMITED PARTNERSHIP BY WARRANTY DEED FROM THOMAS E. BIANCONI OF RECORD IN BOOK 9205, PAGE 495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS ANY PORTION OF SAID PROPERTY THAT LIES WITHIN THE BED OF INTERSTATE 40.

TRACT II:

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, SIXTEENTH COUCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE LOCATED ON THE SOUTHERLY SIDE OF INTERSTATE 40 BETWEEN THE NASHVILLE AND EASTERN RAILROAD AND BROWNS CREEK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE POINT OF INTERSECTION OF EASTERLY RIGHT- OF-WAY LINE OF THE NASHVILLE AND EASTERN RAILROAD CORPORATION AND THE SOUTHERLY RIGHT-OF-WAY LINE TO INTERSTATE 40.

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS: S 71° 19' E, 273.00 FEET TO A CONCRETE MONUMENT;

S 62° 02' E, 138.45 FEET TO A CONCRETE MONUMENT; S 23° 58' W, 90.03 FEET TO A POINT;

S 61° 21' E, 63.03 FEET TO A POINT IN THE CENTERLINE OF BROWNS CREEK;

THENCE, WITH THE CENTERLINE OF SAID CREEK AND THE WESTERLY LINE OF EXPRESSWAY COMMERCIAL PARK AS OF RECORD IN BOOK 3700, PAGE 94, R.O.D.C. THE FOLLOWING CALLS: S 56° 24' W, 143.43 FEET TO A POINT; WITH A CURVE TO THE LEFT 118.65 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 21°12', A RADIUS OF 320.51 FEET, A TANGENT OF 60.00 FEET AND A CHORD OF S 45° 48' W, 117.92 FEET; S 35° 11' W, 260.66 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATELINE LANE;

THENCE, WITH SAID RIGHT-OF-WAY LINE N 56° 00' W, 310.15 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE TERMINUS OF SAID LANE S 35° 11' W, 80.02 FEET TO A POINT;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LANE S 56° 00' E, 310.15 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE CENTERLINE OF BROWNS CREEK AND THE WESTERLY LINE OF THE AFOREMENTIONED EXPRESSWAY COMMERCIAL PARK THE FOLLOWING CALLS: S 35° 11' W, 89.24 FEET TO A POINT; WITH A CURVE TO THE RIGHT 198.78 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG 48', A RADIUS OF 720.84 FEET, A TANGENT OF 100.00 FEET AND A CHORD OF S 43° 05' W, 198.15 FEET; S 50° 59' W, 312.92 FEET TO A POINT;

THENCE, LEAVING SAID LINE WITH THE NORTHERLY LINE OF PROPERTY CONVEYED TO D.J.L. CORPORATION BY DEED OF RECORD IN BOOK 7074, PAGE 128, R.O.D.C., N 38° 43' W. 584.93 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE NASHVILLE AND EASTERN RAILROAD CORPORATION;

THENCE, WITH SAID LINE WITH A CURVE TO THE RIGHT 231.05 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 10° 11', A RADIUS OF 1,300.00 FEET, A TANGENT OF 115.83 FEET AND A CHORD OF N 46° 15' 30" E, 230.74 FEET;

THENCE, CONTINUING WITH SAID LINE N 51° 21' E, 806.23 FEET TO THE POINT OF BEGINNING. CONTAINING 595,492 SQUARE FEET OR 13.67 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WEST PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP BY WARRANTY DEED FROM THOMAS E. BIANCONI OF RECORD IN BOOK 9205, PAGE 502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT III:

BEING A PARCEL OF LAND IN THE THIRD CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE WEST BY T.C. RAILROAD, SOUTH BY LAND OWNED BY WALLACE, AND EAST BY BROWN'S CREEK RELOCATED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE EAST RIGHT-OF-WAY OF TENNESSEE CENTRAL RAILWAY LOCATED APPROXIMATELY 300 FEET NORTH OF MURFREESBORO ROAD, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1300.8 FEET, A CENTRAL ANGLE OF 32 DEGREES 33', A LONG CHORD OF 729.1 FEET BEARING NORTH 25 DEGREES 06' EAST TO A CONCRETE MONUMENT LOCATED 50' SOUTHERLY FROM THE CENTER OF TENNESSEE CENTRAL RAILWAY; THENCE SOUTH 38 DEGREES 46' EAST, PASSING A WITNESS MONUMENT AT 524.47 FEET, A TOTAL DISTANCE OF 584.93 FEET TO A POINT IN THE CENTER OF BROWN'S CREEK AS RELOCATED; THENCE UPSTREAM WITH THE CENTER OF SAID CREEK SOUTH 58 DEGREES 20' WEST 520.7 FEET TO A POINT; THENCE NORTH 73 DEGREES 22' WEST PARALLEL AND 296.1 FEET NORTHERLY FROM THE NORTH MARGIN OF MURFREESBORO ROAD PASSING A WITNESS MONUMENT AT 80.4 FEET A TOTAL DISTANCE OF 242.4 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WEST PROPERTIES, LP., A TENNESSEE LIMITED PARTNERSHIP BY WARRANTY DEED FROM LDJ CORPORATION OF RECORD IN BOOK 9602, PAGE 449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS RE-RECORDED IN BOOK 9848, PAGE 521, SAID REGISTER'S OFFICE.

Said premises are known as 131 West Express Drive, Nashville, TN and designated as Tax ID No. 93-16-0-441.00

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 93-16-0-441.00. Property taxes are paid by the tenant in possession pursuant to an unrecorded lease.

2. Easement recorded November 11, 1904 in the Office of the Recorder of Deeds in and for Davidson County in Book 303 at page 473.

3. Easement recorded June 21, 1909 in the Office of the Recorder of Deeds in and for Davidson County in Book 372 at page 392.

4. Easement recorded September 11, 1929 in the Office of the Recorder of Deeds in and for Davidson County in Book 737 at page 111.

5. Transmission Line Easement recorded December 19, 1940 in the Office of the Recorder of Deeds in and for Davidson County in Book 1153 at page 385.

6. Terms and conditions contained in Agreement for Dedication of Easement recorded June 9, 1964 in the Office of the Recorder of Deeds in and for Davidson County in Book 3767 at page 252.

7. Easements in Deed recorded June 13, 1966 in the Office of the Recorder of Deeds in and for Davidson County in Book 4025 at page 200.

8. Terms and conditions contained in Agreement for Dedication of Easement recorded December 5, 1986 in the Office of the Recorder of Deeds in and for Davidson County in Book 7061 at page 114.

9. Terms and conditions contained in Agreement for Dedication of Easement recorded January 29, 1987 in the Office of the Recorder of Deeds in and for Davidson County in Book 7121 at page 119.

10. Terms and conditions contained in Agreement for Dedication of Easement recorded February 12, 1991 in the Office of the Recorder of Deeds in and for Davidson County in Book 8290 at page 947.

11. Terms and conditions contained in Agreement for Dedication of Easement recorded August 24, 1993 in the Office of the Recorder of Deeds in and for Davidson County in Book 9056 at page 489.

12. Terms and conditions contained in Agreement for Dedication of Easement recorded March 14, 1994 in the Office of the Recorder of Deeds in and for Davidson County in Book 9277 at page 148.

13. Terms and conditions contained in Agreement for Dedication of Easement recorded April 11, 1996 in the Office of the Recorder of Deeds in and for Davidson County in Book 10011 at page 923.

14. Easement contained in deed recorded October 1, 1996 in the Office of the Recorder of Deeds in and for Davidson County in Book 10208 at page 786.

15. Provisions of the Plat of West Properties Subdivision, recorded in Plat Book 9700 Page 179 of the Public Records of Davidson County, Tennessee.

16. Lack of access to and from a controlled access highway (I-40).

17. Easement for the flow of the waters of Brown's Creek, and the rights of the public therein.

18. Rights of upper and lower riparian owners to the flow of the waters of Brown's Creek, free from diminution or pollution.

19. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Brown's Creek.

20. Subject to the charter right of way of a railroad.

21. Rights of tenants under unrecorded lease(s) by and between Intermodal Cartage, Inc. and West Properties, L.P.

22. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

23. Terms, Covenants, Conditions and Provisions of unrecorded Lease dated 8/10/2000 made by and between West Properties, L.P., as landlord, and Intermodal Cartage, Inc., as tenant, as evidenced by: a) Special Warranty Deed and Assignment of Lease recorded at Instrument No. 20050817-0097892 an b) Special Warranty Deed and Assignment of Lease recorded at Instrument No. 20051229-0156194.

24. Matters as shown on Preliminary Survey of Blew & Associates, PA, dated 6/17/2021 entitled "ALTA/NSPS Land Title Survey".

Certificate of Authenticity

I, Nancy Georgiou, on October 14, 2021, 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 of the Special Warranty Deed for Parcel No. 93-16-0441.00 is a true and exact copy of the original document executed and authenticated according to law on October 14, 2021.

Nancy Georgiou

Name: Nancy Georgiou

Title: Closing Coordinator

STATE OF New York

COUNTY OF New York

Sworn to and subscribed before me on October 14, 2021

Nancy P. Quinn

Notary Public: Nancy P. Quinn

My Commission Expires:

Nancy P. Quinn
Notary Public, State of New York
NO. 31-4802080
Qualified in New York County
Commission Expires

10-5-2022