Karen Johnson Davidson County
Batch# 763517 DEEDWARRSP
11/30/2021 04:10:56 PM 4 pgs
Fees: $23.00 Taxes: $62,900.00
20211130-0158202

SPECIAL WARRANTY DEED

FROM: American Paper & Twine Company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: R. S. Doochin Properties, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
R. S. Doochin Properties, LLC Attn: Robert S. Doochin 90 Valley Forge Nashville, TN 37205	Same	Map 79, Parcel 088.00 Map 79, Parcel 110.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $17,000,000.

Robert S. Doochin
Affiant

Sworn to and subscribed before me, this 30th day of November 2021.

R. Estes
Notary Public

My Commission Expires: 3-7-2023

RON ESTES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **American Paper & Twine Company**, a Tennessee corporation (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **R. S. Doochin Properties, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 7400 Cockrill Bend Boulevard, Nashville, Davidson County, Tennessee 37209, and at 7410 Cockrill Bend Boulevard, Nashville, Davidson County, Tennessee 37209.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 30th day of November, 2021.

SELLER: American Paper & Twine Company,
a Tennessee corporation

By: _____

Title: Secretary/Treasurer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tim Ryan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary/Treas of American Paper & Twine Company, the within named bargainor, a corporation, and that he/she as such Secretary/Treasur., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Secretary/Treasurer.

Witness my hand and seal at office in Nashville, Tennessee, this 30 day of November, 2021.

_____
Notary Public

My Commission Expires: 3-7-2023

RON ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

Real property containing approximately 15.18 acres located at 7400 Cockrill Bend Boulevard, Nashville, TN 37209 being Lot 15 on the Plat of record as Resubdivision of Lot 15, Cockrill Bend Industrial Complex, Section 10 of record at Instrument Number 20170524-0051865, Register's Office for Davidson County, Tennessee, and real property containing approximately 5.01 acres located at 7410 Cockrill Bend Boulevard, Nashville, TN 37209 37209 being Lot 16 on the Plat of record as Resubdivision of Lot 15, Cockrill Bend Industrial Complex, Section 10 of record at Instrument Number 20170524-0051865, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to American Paper & Twine Company by deed from Metropolitan Port Authority, an Agency of the Metropolitan Government of Nashville and Davidson County, Tennessee, and the Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 28, 1995 and recorded at Book 9680, page 6, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to American Paper & Twine Company by deed from Metropolitan Port Authority, an Agency of the Metropolitan Government of Nashville and Davidson County, Tennessee, and the Metropolitan Government of Nashville and Davidson County, Tennessee, dated March 24, 1998 and recorded at Book 10917, page 504, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2021 and future taxes, a lien, not yet due and payable.

2. Matters contained on the Plat of record as Resubdivision of Lot 15, Cockrill Bend Industrial Complex, Section 10 of record at Instrument Number 20170524-0051865, Register's Office for Davidson County, Tennessee.

3. Any other matters of public record.