Karen Johnson Davidson County
Batch# 767544 DEEDWARRSP
12/03/2021 02:27:30 PM 6 pgs
Fees: $33.00 Taxes: $22,200.00
20211203-0160897

Space Above This Line for Recorder's Use

This Instrument Prepared by, and
after recording, please return to:

Rittenhouse Law, LLC
414 S. 16th Street, Suite 101
Philadelphia, PA 19146
Attn: James K. Freeman, Esquire
Email: jfreeman@rittenhouselaw.com

(STATE OF Illinois)

(COUNTY OF Cook)

The value or actual consideration for this transfer, whichever is greater, is Six million AND 00/100THS DOLLARS ($6,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23 day of November, 2021.

Notary Public
My Commission Expires: 1/28/25

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

(SEAL)

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
1185 Freightliner Partners, LLC 414 S. 16th Street, Ste. 100 Philadelphia, PA 19146	Same as new owners	094-00-0-108-0

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100ths Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, FIRSTEXPRESS PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto 1185 FREIGHTLINER PARTNERS, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 1185 Freightliner Drive, Nashville, Tennessee 37210.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURES ON THE FOLLOWING PAGE]

[Signature page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee, this the 23 day of November, 2021.

GRANTOR:

FIRSTEXPRESS PROPERTIES, LLC, a Tennessee limited liability company

By: _____
Name: James M. Keith
Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, James. M. Keith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of FIRSTEXPRESS PROPERTIES, LLC, a Tennessee limited liability company (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 19th day of November, 2021.

_____
Notary Public

My Commission Expires:

5/5/25

CHRIS RAYBECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Nashville, Davidson County, Tennessee, being a part of Lot 19 on the plan of Georgia Industrial Realty Company's South Nashville property, record in Plat 421, page 187, Register's Office for said county and more particularly described according to a survey by Patrick S. Coode, License No. 885, John Kohl and Company, P.C., 400 7th Avenue South, Nashville, TN as follows:

Beginning the north right of way of Freightliner Drive at the east line of Firstexpress, Inc.; thence leaving said right of way North 3 deg. 26' 37" East, 50.28 feet to an iron pin; thence North 00 deg. 50' 19" West, 122.33 feet to an iron pin; thence North 58 deg. 54' 18" East, 127.85 feet to an iron pin; thence North 5 deg. 02' 41" East, 371.12 feet to the south line of Metro Water and Sewer Services as recorded in Book 89, page 163, R.O.D.C.; thence along said Metro Water and Sewer Services property and a line 90' measured at right angles from the center of the former Tennessee Central Railroad, North 58 deg. 56' 44" East, 321.00 feet to the northwest corner of the property conveyed to Metro Nashville/Davidson County (tow-in-lot) as recorded in Book 10133, page 763, R.O.D.C.; thence along the line of said Metro Nashville South 01 deg. 31' 42" West, 825.69 feet to the north right of way of Freightliner Drive; thence along said Freightliner Drive North 82 deg. 42' 15" West, 400.72 feet to the point of beginning and containing 5.26 acres, more or less.

Being the same property conveyed to FirstExpress Properties, LLC, a Tennessee limited liability company by deed from Joseph R. Nacarato and Michael J. Nacarato, Jr. of record in Instrument No. 20120329-0026629, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that portion conveyed by Warranty Deed to the Metropolitan Government of Nashville & Davidson County, Tennessee from Prentice L. Andrews, dated August 16, 1996 and recorded August 22, 1996 recorded in Book 10164 Page 174, Register's Office for Davidson County, Tennessee.

This property is known as 1185 Freightliner Drive, Nashville, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Taxes and assessments for the year 2021, a lien due and payable, but not yet delinquent, and subsequent years, a lien, not yet due and payable.

2. Rights of Averitt Express, Inc., as tenant only, under an unrecorded lease, which lease contains no option or right of first refusal to purchase the Land.

3. Easement from A. D. Ridley and wife, Maggie Gotto Ridley to The Tennessee Electric Power Company, a corporation, dated May 3, 1927, and recorded June 18, 1927 in Book 787, Page 35; as assigned by Deed from The Tennessee Electric Power Company, a corporation to Nashville Railway and Light Company, dated November 21, 1929, and recorded December 4, 1929 in Book 736, Page 427, aforesaid records.

4. Transmission Line Right of Way from . D. Ridley and wife, Maggie Gotto Ridley to The Tennessee Electric Power Company, a corporation, dated April 14, 1930, and recorded April 14, 1930 in Book 722, Page 691, aforesaid records.

5. Grant of Transmission Line Easement from A. D. Ridley and wife, Maggie G. Ridley (same person as Maggie Gotto Ridley) to the United States of America, dated March 20, 1941, and recorded March 21, 1941 in Book 1174, Page 185, aforesaid records.

6. Grant of Transmission Line Easement from A. D. Ridley and wife, Maggie G. Ridley (same person as Maggie Gotto Ridley) to the United States of America, dated August 25, 1944, and recorded August 28, 1944 in Book 1255, Page 289, aforesaid records.

7. Grant of Transmission Line Easement from A. D. Ridley and wife, Eva Lee Ridley to the United States of America, dated March 9, 1949, and recorded March 9, 1949 in Book in 1684, Page 535, aforesaid records.

8. Right of Way Easement granted to Colonial Pipeline Company, a Delaware corporation, dated September 27, 1963, and recorded October 8, 1963 in Book 3641, Page 393, aforesaid records.

9. Terms and conditions of Stormwater Detention Agreement by and between Michael J. Nacarato, Jr. and the Metropolitan Government of Nashville and Davidson County, dated July 12, 2001, and recorded July 26, 2001 as Document No. 20010726-0076449, aforesaid records.

10. Easement set forth in the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances from Joseph R. Nacarato and Michael J. Nacarato to The Metropolitan Government of Nashville and Davidson County, dated October 31, 2006, and recorded November 17, 2006 as Document No. 20061117-0142914, aforesaid records, as approximately shown on the ALTA/NSPS Land Title Survey made by Kevin David Crowe, Registration No. 1979, of Crowe-Wheeler and Associates on behalf of Bock & Clark Corporation, dated October 20, 2021, last revised November 22, 2021, and designated as Network Project No. 202105695/Site 1.

11. Rights of the Railroad Company to expand its right of way to its full charter width of 200 feet.

12. Easement, if any, for the chartered right-of-way (200 feet) of the L & N Railroad.

13. Any facts, rights, interests or claims that may exist or arise by reason of all matters disclosed by an ALTA/NSPS survey made by Kevin David Crowe, Registration No. 1979, of Crowe-Wheeler and Associates on behalf of Bock & Clark Corporation, dated October 20, 2021, last revised November 22, 2021 designated Network Project No. 202105695/Site 1.

14. All governmental zoning rules and regulations applicable to ownership and use of the Property and any portion thereof.

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 November 23, 2021 (date of document).

Affiant Signature

11/23/21
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 23rd day of November, 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