THIS INSTRUMENT WAS PREPARED BY:
Nathan S. Harris
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 775967 DEEDWARRSP
12/17/2021 12:07:30 PM 5 pgs
Fees: $28.00 Taxes: $37,000.00
20211217-0167251

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
IMI Real Estate, LLC 8032 North State Road 9 Greenfield, Indiana 46140	IMI Real Estate, LLC 8032 North State Road 9 Greenfield, Indiana 46140	09400020700

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Pyles Concrete, Inc., a Kentucky corporation ("Grantor"), has this day bargained and sold, and by these presents does transfer, convey, remise, and release unto IMI REAL ESTATE, LLC, an Indiana limited liability company ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property"),

SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all covenants, conditions, reservations, rights, easements, leaseholds, rights of way, and restrictions of public record; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property.

The Property is improved property located at 1281 Freightliner Drive, Nashville, Tennessee 37210.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor hereby warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

8th IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 8 day of December, 2021.

GRANTOR:

Pyles Concrete, Inc., a Kentucky corporation

By: Doug Pyles
Doug Pyles, President

STATE OF KENTUCKY)
COUNTY OF Adair)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public with authority to act in the State and County aforesaid, Doug Pyles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument in his capacity as President of Grantor, for the purposes therein contained.

WITNESS MY HAND, at office, this 8th day of December, 2021.

Dianne Bertram
Notary Public

My Commission Expires: 06/10/2022

DIANNE BERTRAM
NOTARY PUBLIC
ID # 601567
MY COMMISSION EXPIRES
JUNE 10, 2022
COMMONWEALTH OF KENTUCKY

STATE OF Indiana)
COUNTY OF Hancock)

The undersigned affiant hereby swears or affirms that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Million and no/100 Dollars ($10,000,000.00), which amount is equal to or greater than the amount that the property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this 9 day of Dec, 2021.

STACY BELL
Notary Public, State of Indiana
Marion County
Commission Number NP0734671
My Commission Expires
July 06, 2029

Notary Public

My Commission Expires: 7/6/29

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2, on the SUBDIVISION PLAT, BURKE, INC., recorded in Instrument #20160317-0025499, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

TOGETHER WITH rights and benefits of that certain Declaration of Easements of record in Instrument 200307170100607, Register's Office for Davidson County, Tennessee and that certain Grant of Access Easement and Boundary Line Agreement of record in Instrument 201604060032948, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert D. Poole by Warranty Deed dated 04/05/2016 from Burke, Inc., a Tennessee corporation of record in Instrument 201604060032949, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pyles Concrete, Inc., a Kentucky corporation by Warranty Deed dated 07/31/2019 from Robert D. Poole of record in Instrument 201911080115926, as corrected in Instrument 201912160129632, Register's Office for Davidson County, Tennessee.

4878-6984-7557v2

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 December 10, 2021.

Affiant
Date: 12/10/2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 10th day of December, 2021

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY