FIRST AMERICAN TITLE

Karen Johnson Davidson County
Batch# 777510 DEEDWARRSP
12/21/2021 03:04:30 PM 6 pgs
Fees: $33.00 Taxes: $12,580.00
20211221-0168699

This instrument prepared by and after recording return to:

Leach and Company, PLLC
2129 Belcourt Avenue, Second Floor
Nashville, Tennessee 37212

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Amerco Real Estate Company 2727 N. Central Ave Phoenix AZ 85004	U-Haul Tax Department PO Box 29046 Phoenix, AZ 85038-9046	082-02-0-083.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **AGGREGATE PARTNERS,** a Tennessee general partnership, the "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **AMERCO REAL ESTATE COMPANY,** a Nevada corporation ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THOSE CERTAIN TRACTS OR PARCELS of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Property").

This being improved property commonly known as 1031 Whites Creek Pike, Nashville, Davidson County, Tennessee.

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor executed this Special Warranty Deed to be effective this 14 day of December, 2021.

GRANTOR:

AGGREGATE PARTNERS
a Tennessee general partnership

By: _____
William A. Sneed, Jr., Partner

By: _____
Adam G. Sneed, Partner

By: _____
Chad Grout, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, WILLIAM A. SNEED, JR. Partner of Aggregate Partners, a Tennessee general partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Partner executed the foregoing instrument for the purposes therein expressed and contained, by signing his name as such Partner.

Witness my hand and official seal this 14 day of December, 2021.

My Commission Expires: 10-2-2023

_____
Notary Public

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ADAM G. SNEED, Partner of Aggregate Partners, a Tennessee general partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Partner executed the foregoing instrument for the purposes therein expressed and contained, by signing his name as such Partner.

Witness my hand and official seal this 14 day of December, 2021.

My Commission Expires: 10-2-2023

_____
Notary Public

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CHAD GROUT, Partner of Aggregate Partners, a Tennessee general partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Partner executed the foregoing instrument for the purposes therein expressed and contained, by signing his name as such Partner.

Witness my hand and official seal this 14 day of December, 2021.

My Commission Expires: 10-2-2023

Notary Public

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF Arizona

COUNTY OF Maricopa

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is 3,400,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 17 day of December 2021.

NOTARY PUBLIC

My Commission Expires: 4-4-23

EVA B. STUBBLEFIELD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 562947
Expires April 4, 2023

Exhibit "A"

Legal Description of Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT NO. 2 ON THE PLAN OF THE W.N.A.H. SUBDIVISION, AS SHOWN ON THE PLAT OF RECORD IN BOOK 6250, PAGE 715, IN THE DAVIDSON COUNTY REGISTERS OFFICE, TO WHICH PLAN SPECIFIC REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION OF METES AND BOUNDS AND OTHER CONDITIONS.

BEING THE SAME PROPERTY CONVEYED TO AGGREGATE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, BY SPECIAL WARRANTY DEED FROM SAMUEL J. FURROW, AN INDIVIDUAL, AND FURROW MEDIA GROUP, G.P. A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201711140116875, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 57, Page 145 and Book 6250, Page 715, in the Register's Office of Davidson County, Tennessee.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by James M. Powers/ Red Plains Surveying Company on December 22, 2020, designated 20-389-01AD:

   A. A portion of the existing 2-story metal building extends over the East boundary line a maximum of 1.0'.
   B. Portions of an existing chain link perimeter fence, lie outside of the boundary and various areas.
   C. A portion of an existing building, along the South boundary line, extends over said line a maximum of 1.7'.:

Tennessee Certification of Electronic Document

I, SARAH BRUNA, 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 12-14-21 (date of document).

Affiant Signature

12/14/21
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 14 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4-4-23

NOTARY'S SEAL

EVA B. STUBBLEFIELD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 562947
Expires April 4, 2023