Karen Johnson Davidson County
Batch# 782419 DEEDWARRSP
12/30/2021 02:56:59 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20211230-0172065

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Vulcan Lands, Inc. c/o Vulcan Materials Company 1200 Urban Center Drive Birmingham, AL 35242	Map 101, Parcels 111.00, 112.00 and 113.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **PREMIER LEASING, L.L.C.**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to **VULCAN LANDS, INC.**, a New Jersey corporation ("Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located on River Road, Nashville, Davidson County, Tennessee.

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

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 20th day of December, 2021.

ANGELA D. REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 9-23-25

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this 14th day of December, 2021.

GRANTOR:

PREMIER LEASING, L.L.C.,
a Tennessee limited liability company

By: _____
Name: B.F. Jack Lowery
Its: Authorized Signatory

STATE OF TENNESSEE _____)
:
COUNTY OF Wilson _____)

I, the undersigned, a notary public in and for said county in said state, hereby certify that B.F. Jack Lowery, whose name as Authorized Signatory of Premier Leasing, L.L.C., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as Authorized Signatory, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2021.

_____
Notary Public

[NOTARIAL SEAL] ANGELA D. REED STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 9-23-25

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

Land in the 8th, formerly the 12th Civil District of said County, being part of Lot No. 1 on the plan of the real estate of W.E. Watkins, deceased, of record in Book 21, page 98, Register's Office for said County, described as follows: Beginning on the southerly margin of River Road at the northeast corner of Tract No. 2 conveyed to J.R. Bridgewater by two deeds, one from Frank Brown and wife, of record in Book 505, page 189, and the other from D.L. Bradley, Trustee of record in Book 674, page 131, said Register's Office; thence with the easterly line of said Bridgewater property, southwardly 1,050 feet; thence eastwardly and parallel with the southerly margin of River Road, 60 feet; thence northwardly and parallel with the easterly line of the Bridgewater property, 1050 feet to the southerly margin of River Road; thence with the said road, westwardly 60 feet to the beginning.

TRACT 2:

Land in the Eighth, formerly the Twelfth, Civil District of Davidson County, Tennessee, and being part of Lot No. 1 on the Plain of the Lands for W.E. Watkins, Deceased, of record in Book 21, page 98, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southerly margin of River Road at a point 100 feet east of the northeast corner of the property conveyed to George Woodall and wife, Joyce Woodall, by deed from Nell Williams Scott and husband, as shown of record in Book 2435 page 332, said Register's Office; then southerly 1050 ft; thence easterly 50 ft.; thence northerly 1050 ft. to the southerly margin of River Road; thence with the same westerly 50 ft. to the beginning.

TRACT 3:

Land in the 8th Civil District of Davidson County, Tennessee.

Beginning on the southerly side of the River Road at a point in the Northwest Corner of the land herein described and being conveyed and the Northeast corner of the George Woodall property; thence the Woodall's easterly line and the south which is also the westerly line of the within described land 1050 feet to a point and the line of the lands of Ed Williams; thence with the Williams land and easterly 100 feet to a point being the Southwest corner of the Kelley property the same being the Northerly with the said Kelly property the same being the easterly line of the within described land 1050 feet to said River Road; thence Westerly along said River Road 100 feet to the point of beginning, containing 2.42 acres, more or less, with the Hereditaments and Appurtenances, rents, royalties, profits, and fixtures thereto appertaining.

TRACTS 1, 2 AND 3 BEING THE SAME PROPERTY CONVEYED TO PREMIER LEASING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NO. 20130705-0069539, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. REAL ESTATE TAXES FOR THE YEAR 2022, A LIEN NOT YET DUE AND PAYABLE.

2. ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 21, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THAT CERTAIN SURVEY BY BRIAN L. SOUVA, TENNESSEE RLS NO. 3157, CIVIL & ENVIRONMENTAL CONSULTANTS, INC., BEING DATED JULY 26, 2021 AND DESIGNATED PROJECT NO. 313-407 (THE "SURVEY").

3. ALL MATTERS RELATED TO AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE WATER MAINS, PUMPS AND APPURTENANCES OF RECORD IN INSTRUMENT NUMBER 20090126-0006678, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE SURVEY.