THIS INSTRUMENT WAS PREPARED BY:
C. Palmer Pillans
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201

NAME AND ADDRESS OF NEW OWNER:
114 RE Investment, LLC
210 Cumberland Bend
Nashville, Tennessee 37228-1804

SEND TAX BILL TO: SAME

RECORD AND RETURN TO:
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, Tennessee 37201
Attention C. Palmer Pillans

TAX PARCEL NO.: 133 09 0 010.00

Karen Johnson Davidson County
Batch# 787737 DEEDWARRSP
01/11/2022 02:49:17 PM 5 pgs
Fees: $28.00 Taxes: $31,450.00
20220111-0003644

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of the 17th day of December, 2021, by Faisue McNally Property Partnership, a Tennessee general partnership ("**Grantor**"), to 114 RE Investment, LLC, a Tennessee limited liability company ("**Grantee**"), whose mailing address is 210 Cumberland Bend, Nashville, Tennessee 37228-1804.

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, Davidson County, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit A** attached hereto (the "**Property**")

TO HAVE AND TO HOLD the Property, together with all improvements thereon and all appurtenances and hereditaments, estate, title and interest thereunto belonging or in anywise appertaining unto Grantee, its successors, and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as provided on **Exhibit B**.

AND, SUBJECT, HOWEVER, ONLY to the Permitted Exceptions set forth on **Exhibit B**, attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee that title to the aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of the day and year first above written.

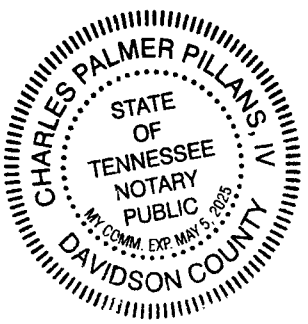
Faisue McNally Property Partnership,
a Tennessee general partnership

By: _____
Name: Frank Andrews
Title: Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Frank Andrews, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing General Partner of Faisue McNally Property Partnership, a Tennessee general partnership, the within named bargainer, and that he as such Managing General Partner being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited partnership by himself as such Managing General Partner of the General Partner.

Witness my hand, at office, this 16th day December, 2021.



_____
Notary Public
My Commission Expires: May 5, 2025

STATE OF Tennessee)
)
COUNTY OF Shelby)

The actual consideration or value, whichever is greater, for this transfer is $8,500,000.00.

Affiant

Subscribed and sworn to before me this 17th day of December, 2021.

Notary Public
My Commission Expires:

JULIE CLEVELAND
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-19-2024

Exhibit A

The Property

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

A tract of land lying in the 6th Civil District of Davidson County, Tennessee, being described according to a boundary survey by James L. Murphy, Jr., and Company, dated May 22, 1969, and being part of an original 14.6 acre tract, as of record in Book 4022, page 440, Register's Office for Davidson County, Tennessee. Beginning at a concrete monument at the intersection of the west right-of-way of Vulcan Drive with the south right-of-way of McNally Drive, as shown on-ThriaZiar plan of Allied Industrial Park, Section 4, Book 4175, page 1, said Register's Office, said monument being the northwest corner of the herein described tract; thence South 87°•21' 00" East 493.33 feet along the south margin of McNally Drive to an iron pin, the north-east corner of the herein described tract; thence leaving said south right-of-way South 2° 39' 00" West 287.57 feet to an iron pin in the northerly margin of a 100-foot right-of-way, being the property of the Louisville and Nashville Railroad Company; thence southwesterly with said northerly right-of-way line along a curve to the left having a radius of 2,914.93 feet, a delta of 10° 07' 13" and a tangent of 258.10 feet, a distance of 514.87 feet to an iron pin, the southwest corner of the herein described tract; thence leaving said northerly right-of-way line North 2° 39' 00" East 432.55 feet to the point of beginning, containing 173,714.8518 square feet or 3.99 acres, more or less.

Being the same property conveyed to Faisue McNally Property Partnership, a Tennessee general partnership by deed from Faisue Properties of record in book 8627, page 81, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Davidson County Taxes for 2022, not yet liens, not yet due and payable.

2. Memorandum of Lease in Book 8672, Page 786, in the aforesaid Register's Office.

3. Reservation of Easement in Warranty Deed of record in Book 4358, Page 758, in the aforesaid Register's Office and shown on survey by Tony Reasons II, Registered Land Surveyor, dated August 10, 2021, Job No. 08211033.

4. Possible right of the Railroad to increase its right-of-way to the full extent of its charter.

5. Possible encroachments shown on aforesaid survey:

Asphalt paving extends onto street right of way.
Asphalt paving extends onto railroad right of way.
Fence extends onto railroad right of way.
Vehicle traffic way have to cross adjacent property to access rear of building and rear parking lot.
Asphalt paving extends onto adjacent property.
Canopy and canopy support column extend onto adjacent property.
Light pole located on railroad right of way.
Building extends onto railroad or spur tract easement.
Water lines.
Overhead electric.
Telephone lines.
Power poles.
Fences.
Water mains.
Water valves.
Gas valves.