Karen Johnson Davidson County
Batch# 792165 DEEDWARRSP
01/18/2022 11:24:30 AM 6 pgs
Fees: $33.00 Taxes: $20,720.00
20220118-0006681

CONSIDERATION CERTIFICATE

STATE OF OHIO)

COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater for this transfer is $5,600,000.00.

Affiant

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

Notary Public

My Commission Expires: 1/22/22

NOTARIAL SEAL STATE OF OHIO

VALERIE LYNN KEENEY
Notary Public, State of Ohio
My Commission Expires 01-22-2022

This instrument prepared by:

The Chase Law Group
1447 York Road, Suite 505
Lutherville, Maryland 21093
Todd Chase, Esq.

SPECIAL WARRANTY DEED

TNFA21-8032

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Exeter 125 Fernco, LLC 101 West Elm Street Suite 600 Conshohocken, PA 19428	[SAME]	060-00-0-115.00

FOR AND IN CONSIDERATION of the sum of Five Million Six Hundred Thousand and 0/100 Dollars ($5,600,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BUDIG REALTY, LLC, an Ohio limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto and EXETER 125 FERNCO, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee as more particularly described on Exhibit "A" attached hereto (the "**Property**").

Said Property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date set forth below

GRANTOR:

BUDIG REALTY, LLC,
an Ohio limited liability company

By: Melissa Budig Collins
Name: Melissa Budig Collins
Title: Manager

STATE OF Ohio)

COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Budig Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness the 17th day of December, 2021.

Julie B Held
Notary Public

My Commission Expires: 06 / 09 / 2024

JULIE B. HELD
Notary Public, State of Ohio
My Commission Expires 06-09-2024

{00262214; 3 }

EXHIBIT A TO SPECIAL WARRANTY DEED
Legal Description

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

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Budig Realty Subdivision, as shown on plat of record in Instrument No. 20020815-0098936, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING part of the same property conveyed to Budig Realty, LLC, by Deeds of record in Instrument No. 20000921-0094070, in Instrument No. 20001023-0104888, in Instrument No. 20000921-0094069, in Instrument No. 20010123-0007090, and in Instrument No. 20010123-0007091, Register's Office of Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

1. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

2. Taxes and assessments for the year 2021 and subsequent years, payable but not yet delinquent.

3. Rights of access by the general public to the cemetery described in deed recorded in Book 4412, Page 934, Register's Office for Davidson County, Tennessee.

4. All matters shown on the plat of record in Instrument No. 20020815-0098936, Register's Office for Davidson County, Tennessee.

5. Rights of Fern Exposition Services, LLC f/k/a WCP/Fern Exposition Services LLC, as tenant in possession only.

Tennessee Certification of Electronic Document

I, Jaclyn Miles, 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 12/20/21 (date of document).

Jaclyn Miles
Affiant Signature

1/12/22
Date

State of Pennsylvania

County of Delaware

Sworn to and subscribed before me this 12th day of January, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/29/22

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Carleen M. Knecht, Notary Public
Chester County
My commission expires October 29, 2022
Commission number 1341917
Member, Pennsylvania Association of Notaries