This instrument prepared by:
Andrew E. Kolb, Esq.
Vanek, Larson & Kolb, LLC
200 W. Main Street
St. Charles, IL 60174

Karen Johnson Davidson County
Batch# 794229 DEEDWARRSP
01/24/2022 08:46:30 AM 5 pgs
Fees: $28.00 Taxes: $15,170.00
20220124-0008410

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SNL IOV JP HENNESSY OWNER, LLC	New Owner	Map 183, Parcel 49
c/o Stockbridge Capital Group 4 Embarcadero Center, Suite 3300 San Francisco, California 94111		Map 183, parcel 131

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, DFA, LLC, Nevada limited liability company (the "**Grantor**") has this day bargained and sold, and does hereby transfer and convey unto SNL IOV JP HENNESSY OWNER, LLC, a Delaware limited liability company (the "Grantee") its successors, heirs and assigns, certain Property located in LaVergne, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property")

The Property is improved property located at 1508 Firestone Parkway, LaVergne, Tennessee 37086 and 1500 JP Hennessey Drive, La Vergne, Tennessee 37086.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value whichever is greater for this transfer is $4,100,000.00

Affiant _____, Agent

Subscribed and sworn to before me this the 5th *day of* January 2022

Notary Public _____

My commission expires: 2-24-2025

BRINA M...
(Affix Seal)
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its successors, heirs and assigns forever. Grantor covenants that it 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 encumbrances set forth hereinafter.

Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said Property to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 30th of December, 2021

GRANTOR:

DFA, LLC
a Nevada Limited liability company

By: _____
Name: Don F. Ahern
Its: Manager

STATE OF Nevada)
COUNTY OF Clark)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Don F. Ahern with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of DFA, LLC, the within named bargainer, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of December, 2021.

_____
Notary Public
My Commission Expires: 9/18/2025

IMRE DIZON
Notary Public, State of Nevada
Appointment No. 21-9583-01
My Appt. Expires Sep 18, 2025

EXHIBIT A
Legal Description

TRACT 1:

LOT NO. 1 ON THE REVISED PLAT OF SECTION 32, INTERCHANGE CITY INDUSTRIAL PARK, AS SHOWN IN BOOK 6900, PAGE 208, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF J. P. HENNESSEY DRIVE AT THE NORTHWEST CORNER OF LOT TWO ON THE RESUBDIVISION OF CHARLES D. WILSON, TRUSTEE, PROPERTY OF RECORD IN PLAT BOOK 6200, PAGE 198, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE S 4°48'55" E 244.72 FEET; THENCE S 85°11'05" W 161.05 FEET; THENCE S 60°30'47" W 70.70 FEET; THENCE S 48°33'29" W 144.09 FEET TO THE EASTERLY MARGIN OF FIRESTONE PARKWAY, THENCE WITH SAID EASTERLY MARGIN AS FOLLOWS: NORTHWESTERLY WITH A CURVE TO THE LEFT 175.05 FEET, SAID CURVE HAVING A RADIUS OF 3,859.72 FEET AND A CENTRAL ANGLE OF 5°40'41"; NORTHWESTERLY WITH A CURVE TO THE RIGHT 39.09 FEET TO THE SOUTHERLY MARGIN OF J. P. HENNESSEY DRIVE, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°35'26"; THENCE WITH SAID MARGIN OF J. P. HENNESSEY DRIVE AS FOLLOWS: N 45°33' E 13.77 FEET; NORTHEASTERLY WITH A CURVE TO THE RIGHT 476.88 FEET TO A POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 788.51 FEET AND A CENTRAL ANGLE OF 34°39'06", CONTAINING 2.159 ACRES, MORE OR LESS.

TRACT 2:

BEING LOT NO. 2 ON THE PLAT OF SECTION 32, INTERCHANGE CITY INDUSTRIAL PARK, J.P. HENNESSY DRIVE AT FIRESTONE PARKWAY OF RECORD IN BOOK 6900, PAGE 208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DFA, LLC, A NEVADA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20190716-0069528, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Taxes for the year 2022 and future years which are not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6900, Page 208, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4816, Page 317, in the Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5103, page 929, in the Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5569, page 104, in the Register's Office for Davidson County, Tennessee.

6. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5589, page 898, in the Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5666, page 664, in the Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5878, page 479, in the Register's Office for Davidson County, Tennessee.

9. Matters shown on Survey by Russel A. White, Tennessee RLS No. 2932 dated December 29, 2021, Job No. 21-225:

    a. Minimum building setback lines
    b. 10-foot CATV Easement
    c. Floodway
    d. Thread of Stream: West Branch Hurricane Creek and the flow and any changes thereof
    e. Proximate location of Water lines, Overhead Power lines, Box Culverts, Gas lines, Concrete drainage ditch, Sanitary Sewer lines and manholes, Detention Pond, Area Drain, 18-inch HDPE, and Waste Water Management System

Tennessee Certification of Electronic Document

I, Will Rogers, 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 1/14/2022 (date of document).

Affiant Signature

1/14/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY