SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 799669 DEEDWARRSP
02/03/2022 11:28:30 AM 6 pgs
Fees: $33.00 Taxes: $9,597.80
20220203-0012886

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,594,000.00.

Affiant

Subscribed and sworn to me on December 14th, 2021.

NOTARY PUBLIC

My Commission Expires: 10/02/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Wallace D. Tweden, Trustee of the Wallace D. Tweden 1991 Revocable Trust and 4M Acquisitions 16-1, LLC 3100 Brandau Rd, Hermitage, TN 37076	Same as New Owner	085 00 0 025.00

FOR AND IN CONSIDERATION of Two Million Five Hundred Ninety Four Thousand ($2,594,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 3100 BRANDAU LLC, a North Carolina limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Wallace D. Tweden, Trustee of the Wallace D. Tweden 1991 Revocable Trust and 4M Acquisitions 16-1, LLC, a Texas limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, including without limitation, that certain appurtenant easements set forth on **Exhibit "B"** attached hereto, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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 Land in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "C"** 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 Land 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]

WITNESS my hand this December 13, 2021

3100 Brandau LLC, a North Carolina limited liability company

By:Moffat Properties, LLC, a North Carolina limited liability company, its Manager

By: _____
Craig T. Moffat, Manager

STATE OF North Carolina)
COUNTY OF Wake)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Craig T. Moffat, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of Moffat Properties, LLC, the sole member of 3100 Brandau LLC, the within named bargainor, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing for Moffat Properties, LLC by himself as Manager.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th day of December, 2021.

Jessica A. Wolak
NOTARY PUBLIC
My Commission Expires: 12/10/23

Jessica A. Wolak NOTARY PUBLIC Wake County, N.C.

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Davis Industrial Park, Resubdivision of Parcel 25, of record in Plat Book 5210, page 232, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 3100 BRANDAU LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, by deed from ROBERT R. MOSLEY, JR. and MICHAEL R. JOHNSON, of record in Instrument No. 20210114-0006746, dated January 13, 2020, said Register's Office.

Exhibit "B"

Appurtenant Easement

A right of ingress and egress over and across that certain 50' access easement depicted on that certain Plan of record in Plat Book 5210, Page 232, Register's Office for Davidson County, Tennessee, that runs from Brandau Road to the southern line of the Land, crossing the railroad right-of-way, as more particularly described in Book 4296, Page 231, aforesaid records, and as amended by instruments recorded in Book 4321, Page 325, Book 4652, Page 245, and Book 4852, page 199, aforesaid records.

Exhibit "C"

Permitted Exceptions

1. Taxes for the year 2021 and subsequent years, a lien due and payable.
2. All matters that would be shown on an updated ALTA survey of the Property.
3. Matters shown on the Plan ofrecord in Plat Book 5210, page 232, Register's Office for Davidson County, Tennessee.
4. Easement to Southern Bell Telephone and Telegraph of record in Book 1071, page 277, said Register's Office.
5. Flowage Easement for The United States of America of record in Book 2270, page 355, said Register's Office.
6. Terms, provisions, conditions, and easements contained in deed of record by and between A. Battle Rodes, Trustee for the Tennessee Central Railway Company, The Tennessee Industrial Corporation, a Tennessee corporation, and Louisville and Nashville Railroad Company of record in Book 4296, page 231, and Book 4321, page 325, as amended in Book 4652, page 245, as further amended in Book 4852, page 199, said Register's Office.
7. Ingress/Egress Easement contained in deed of record in Book 5573, page 206, said Register's Office.
8. Easement Deed of record in Instrument No.20140114-0003778, said Register's Office.
9. Title to that portion of the premises, if any, embraced within the right-of-way of Tennessee Central Railroad.
10. Easement for the flow of the water of Stoner Creek and the rights of the public therein.
11. Rights of upper and lower riparian owners to the flow of the water of Stoner Creek, free from diminution or pollution.
12. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Stoner Creek.
13. Title to that portion of the land lying below the ordinary low water mark of Stoner Creek.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 December 14, 2021.

December 14, 2021

Date

Affiant Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 10/2/2023

Date

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023