Karen Johnson Davidson County
Batch# 860581 DEEDWARRSP
05/23/2022 11:29:30 AM 7 pgs
Fees: $38.00 Taxes: $13,597.50
20220523-0059514

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, TN 37203
Attn: Michael Shoptaw, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
SL Industrial Acquisition, LP c/o Stonelake Capital Partners Domain Place 3200 Gracie Kiltz Lane, Suite 500 Austin, TX 78758	Same as New Owner	183-00-0 / 154.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **GEOFFREY G. BERGAUER AND KAREN L. BERGAUER, TRUSTEES OF THE GREGORY G. BERGAUER AND KAREN L. BERGAUER REVOCABLE TRUST DATED MARCH 10, 1997 (**hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **SL INDUSTRIAL ACQUISITION, LP**, a Texas limited partnership (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> 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, 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.

Said Property being improved property commonly known as 1631 Corporate Place, La Vergne, Davidson County 37086.

Grantor covenants that it is 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 matters shown on **Exhibit "B"** 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 Property 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*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of May, 2022, but is effective as of the 6th day of May, 2022.

GRANTOR:

GEOFFREY G. BERGAUER AND KAREN L. BERGAUER, TRUSTEES OF THE GREGORY G. BERGAUER AND KAREN L. BERGAUER REVOCABLE TRUST DATED MARCH 10, 1997

GEOFFREY G. BERGAUER

Karen L. Bergauer

KAREN L. BERGAUER

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Geoffrey G. Bergauer, Trustee of **THE GREGORY G. BERGAUER AND KAREN L. BERGAUER REVOCABLE TRUST DATED MARCH 10, 1997**, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Trustee executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Geoffrey G. Bergauer, as such Trustee.

Witness my hand and official seal this 6th day of May, 2022.

My Commission Expires:

1-26-25

Notary Public

CECILIA GENOVEVA REYES
Notary Public, State of Arizona
Maricopa County
Commission # 596337
My Commission Expires
January 26, 2025

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Karen L. Bergauer, Trustee of **THE GREGORY G. BERGAUER AND KAREN L. BERGAUER REVOCABLE TRUST DATED MARCH 10, 1997**, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Trustee executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Karen L. Bergauer, as such Trustee.

Witness my hand and official seal this 6th day of May, 2022.

My Commission Expires:

1-26-2025

Notary Public

CECILIA GENOVEVA REYES
Notary Public, State of Arizona
Maricopa County
Commission # 596337
My Commission Expires
January 26, 2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,675,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 5 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Exhibit "A"

Legal Description of Property

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lot 1 INTERCHANGE CITY INDUSTRIAL PARK SECTION XXVII, as shown on plat of record in Plat Book 6900, Page 882, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Geoffrey G. Bergauer and Karen L. Bergauer, Trustees of the Geoffrey G. Bergauer and Karen L. Bergauer Revocable Trust Dated March 10, 1997, by Warranty Deed of record in Instrument No. 20010831-0094798, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022, a lien, but not yet due or payable.

2. Plan of record in Plat Book 6900, Page 882, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in Warranty Deed of record in Book 5449, Page 607, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement contained in Deed of Conveyance of record in Book 8128, Page 1, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Josie Hernandez, do hereby make oath that I am a licensed attorney and/or 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 May 6, 2022 (date of document).

Affiant Signature

May 10, 2022
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 10 day of May, 2022.

TAMMY WILLIAMS
Notary Public, State of Texas
Comm. Expires 11-21-2025
Notary ID 125504881

Notary's Signature

My Commission Expires: _____