2nd

This Instrument Prepared by:
Laura L. McClellan, Esq.
FisherBroyles, LLP
8150 N. Central Expressway, Suite 1000
Dallas, TX 75206

Karen Johnson Davidson County
Batch# 872301 DEEDWARRSP
06/15/2022 02:36:35 PM 14 pgs
Fees: $73.00 Taxes: $35,150.00
20220615-0068559

Address of New Owner:

5555 Anglers Avenue, Suite 27
Hollywood, FL 33312
Attn: Mr. Ram Adar

Send Tax Bills to:

5555 Anglers Avenue, Suite 27
Hollywood, FL 33312
Attn: Mr. Ram Adar

Map & Parcel Nos.:
Tax Map Parcel Nos. 044-00-00-025.00 (a portion of); 034-00-0-033.00; 035-00-0-007.00; 035-00-00-0-009.00; 044-00-00-018.00; 044-00-0-021.00; 044-00-0-050.00; 044-06-0-001.00; 044-00-0-081.00

Property Address:
1002 Industrial Drive, Old Hickory, TN

SPECIAL WARRANTY DEED

DUPONT SPECIALTY PRODUCTS USA, LLC, a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of $10 and other valuable consideration paid to Grantor by BHT OF FLORIDA 6532 LLC, a Florida limited liability company ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Grantee the land described in Exhibit A attached hereto and made a part hereof, together with all buildings and other improvements situated thereon and all rights and appurtenances pertaining thereto, including without limitation any and all right, title, and interest of Grantor in and to adjacent streets (collectively, the "**Property**"); subject, however, to the encumbrances described in Exhibit B attached hereto and made a part hereof (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the herein described Property, together with all and singular the rights and appurtenances thereto in anyway belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns, severally and not jointly, to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor but not otherwise; subject, however, to the Permitted Encumbrances.

Current ad valorem taxes for the year 2022 on the herein described Property having been prorated, Grantee hereby assumes the payment thereof.

Grantee is accepting the conveyance of the Property hereunder on an "AS IS," "WHERE IS," AND "WITH ALL FAULTS" BASIS, subject to the waivers, disclaimers, and releases contained in Sections 2.2 and 2.3 of that certain Sale and Purchase of Real Property Agreement

executed as of July 30, 2021, by and between Grantor, as Seller, and Series 82, P.S., a separate series of HMHMHYLV, LLC, a Delaware limited liability company, whose interest thereunder has been assigned to Grantee, as Buyer (as it may have been amended in writing prior to the date hereof, the "**Contract**"), all of which waivers, disclaimers, and releases are incorporated into this deed as if fully set forth herein.

Grantee acknowledges and agrees that the use of the Property is restricted pursuant to a Notice of Land Use Restrictions dated as of July 10, 2019, and recorded as Instrument No. 20190805-0076970 in the real property records of Davidson County, Tennessee, and further acknowledges and agrees that the use of the Property also is subject to the following restrictions:

(a) The Property shall not be used for residential uses or as day care facilities for adults or children, childcare facilities, hospitals, or pre-schools.

(b) Extraction of groundwater from the Property is expressly prohibited for any use.

Executed on the date of acknowledgment below, to be effective as of June 13, 2022.

[*Remainder of page intentionally left blank; signature page follows*]

Signature Page to Special Warranty Deed

GRANTOR:

DUPONT SPECIALTY PRODUCTS USA, LLC, a Delaware limited liability company

By: _____
Namit Jain, Senior Manager, Strategic Planning and Global Real Estate

State of Delaware

County of New Castle

Personally appeared before me, Lauren Kay McCloskey, the undersigned Notary, Namit Jain, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Manager, Strategic Planning and Global Real Estate, of DuPont Specialty Products USA, LLC, a Delaware limited liability company, and is authorized by such limited liability company to execute this instrument on behalf of such limited liability company.

Witness my hand, at office, this 20 day of May 2022.

_____
Notary's Signature

Seal

My commission expires: 2-13-23

LAUREN KAY MCCLOSKEY
Notary Public
State of Delaware
My Commission Expires On
February 13, 2023

Exhibit A
Legal Description of Land

Lot 1

Beginning at a found iron pin at a common corner of the lands now or formerly of Old Hickory Transload, LLC as recorded in D.B. 20170810, Pg. 81922, Registry of Davidson County, Tennessee, on the Northeast right of way line of Swing Bridge Road with TN Grid Coordinates (N=706475.95, E=1773000.78); thence with the Northeast right of way line of Swing Bridge Road the following six (6) courses to wit: (1) N 44-08-51- W for 785.94 feet to a point; (2) N 44-08-51 W for 1238.76 feet to an iron pin; (3) along the arc of a radial curve to the left having a radius of 323.10 feet, an arc length of 125.30 feet and being subtended by a chord bearing N 55-15-25 W for 124.52 feet to an iron pin; (4) thence along the arc of a reverse curve to the right having a radius of 288.10 feet, an arc length of 111.70 feet and being subtended by a chord bearing N 55-15-16 W for 111.00 feet to an iron pin; (5) N 44-08-50 W for 92.58 feet to an iron pin; (6) along the arc of a radial curve to the right having a radius of 80.00 feet, an arc length of 125.78 feet and being subtended by a chord bearing N 00-53-40 E for 113.22 feet to an iron pin at the intersection of the Northeast right of way line of Swinging Bridge Road and the Southeast right of way line of Burnett Road; thence along said Southwest right of way line of Burnett Road N 45-56-10 E for 3193.71 feet to an iron pin; thence with a new line of the Less & Except Parcel the following three (3) courses to wit: (1) S 44-03-50 E for 1,675.01 feet to a found Mag Nail in Concrete Pier; (2) N 45-56-10 E for 804.78 feet to an iron pin; (3) N 54-36-42 E for 1,722.06 feet to an iron pin at a corner on the East line of Tract 5; thence with the East line of said Tract 5 N 42-28-46 E for 29.88 feet to a concrete monument on the boundary of Old Hickory Reservoir; thence along the boundary of the Old Hickory Reservoir the following twenty-eight (28) courses to wit: (1) N 45-48-57 E for 308.91 feet to a concrete monument; (2) S 74-55-50 E for 219.75 feet to a concrete monument; (3) S 01-47-15 W for 429.62 feet to a concrete monument; (4) N 54-26-04 E for 338.49 feet to a concrete monument; (5) N14-28-54 E for 360.30 feet to a concrete monument; (6) S 89-21-12 E for 149.98 feet to a concrete monument; (7) S 04-26-27 W for 529.73 feet to a concrete monument; (8) S 38-34-48 E for 200.11 feet to a concrete monument; (9) N 40-11-07 E for 409.84 feet to a concrete monument; (10) S 13-03-43 E for 530.13 feet to a concrete monument; (11) S 73-17-57 E for 300.09 feet to a concrete monument; (12) S 20-17-16 E for 619.90 feet to a concrete monument; (13) N 68-16-58 E for 318.18 feet to a concrete monument; (14) S 03-40-09 W for 332.42 feet to a concrete monument; (15) S 77-14-12 W for 150.81 feet to a concrete monument; (16) S 06-47-25 W for 133.03 feet to a concrete monument; (17) N 88-20-07 E for 227.29 feet to concrete monument; (18) S 23-40-46 E for 241.78 feet to a concrete monument; (19) S 40-46-53 W for 189.64 feet to a concrete monument; (20) N 79-21-03 W for 496.94 feet to a concrete monument; (21) S 34-28-29 W for 184.49 feet to a point; (22) N 85-49-34 E for 228.63 feet to a point; (23) S 69-48-26 E for 172.92 feet to a point; (24) S 83-54-26 E for 396.97 feet to a concrete monument; (25) N 47-01-34 E for 121.58 feet to a point; (26) S 49-19-26 E for 141.04 feet to a point; (27) S 14-41-05 W for 250.81 feet to a concrete monument; (28) S 35-16-48 W for 106.77 feet to a concrete monument; thence a new line thence N 50-46-37 W for 128.41 feet; thence S 50-40-20 W for 365.20 feet; thence S 68-49-52 W for 110.52 feet; thence S 48-45-37 W for 78.69 feet; thence S 65-35-03 W for 38.11 feet; thence S 87-48-01 W for 27.36 feet; thence S 61-51-10 W for 33.40 feet; thence S 21-16-33 W for 20.29 feet; thence S 70-28-38 W for 188.57 feet; thence N 87-25-42 W for 151.07 feet; thence S 66-35-03 W for 151.85 feet; thence N 88-15-52 W for 59.45 feet; thence S 70-31-16 W for 53.54 feet; thence S 82-37-25 W for 57.26 feet; thence N 66-49-43 W for 63.92 feet; thence S 76-27-03 W for 31.64 feet; thence S 41-29-34 W for 83.85 feet; thence S 28-00-52 W for 28.27 feet; thence along the arc of a curve to the right having a radius of 800.00 feet, an arc length of 403.64 feet and being subtended by a chord bearing S 42-28-07 W for 399.37 feet; thence S 56-55-23 W for 58.04 feet; thence along the arc of a curve to the right having a radius of 305.00 feet, an arc length of 197.63 feet and being subtended by a chord bearing S 75-29-08 W for 194.19 feet;

thence N 85-57-06 W for 36.53 feet; thence N 22-55-04 W for 23.95 fee; thence N 03-45-06 E for 71.18 feet; thence N 33-06-09 W for 153.27 feet; thence N 46-17-50 E for 452.68 feet; thence N 44-23-29 E for 509.77 feet; thence N 43-57-17 W for 727.74 feet; thence S 45-00-50 W for 963.10 feet; thence N 43-59-55 W for 57.33 feet; thence S 46-38-28 W for 262.26 feet; thence along the arc of a curve to the right having a radius of 100.00 feet, an arc length of 138.23 feet and being subtended by a chord bearing S 86-14-31 W for 127.49 feet; thence S 44-12-18 E for 863.12 feet; thence S 45-44-02 W for 74.81 feet to a nail at a common corner of the lands of aforesaid Old Hickory Transload; thence with the lands of Old Hickory Transload the following two (2) courses to wit: (1) along the arc of a non-radial curve to the left having a radius of 50.00 feet, an arc length of 78.45 feet and being subtended by a chord bearing N 00-47-16 E for 70.64 feet to a MAG Nail; (2) N 44-09-31 W for 292.10 feet to a nail at a common corner of the lands now or formerly of Midwest Transportation Resources, Inc. as recorded in D.B. 20170907, Pg. 89053, aforesaid Registry; thence with the lands of Midwest Transportation Resources, Inc. the following eight (8) courses to wit: (1) N 44-09-31 W for 843.71 feet to a nail; (2) along the arc of a radial curve to left having a radius of 73.00 feet, an arc length of 114.89 feet and being subtended by a chord bearing N 89-14-48 W for 103.40 feet to a MAG Nail; (3) S 45-39-56 W for 524.20 feet to a MAG Nail; (4) S 44-03-43 E for 562.38 feet to a nail; (5) S 45-56-17 W for 247.62 feet to a MAG Nail; thence S 44-08-20 E for 49.50 feet; thence along the arc of a curve to the right having a radius of 323.71 feet, an arc length of 233.21 feet and being subtended by a chord bearing S 23-30-01 E for 228.20 feet; thence S 02-52-03 E for 119.82 feet to a MAG Nail at a common corner of the lands of aforesaid Old Hickory Transload; thence with the lands of Old Hickory Transload the following two (2) courses to wit: (1) S 02-52-03 E for 311.56 feet to a nail; (2) S 45-51-10 W for 251.56 feet to the Point of Beginning.

LESS & EXCEPTING the Contingency Basin Parcel, being more particularly described as follows:

Commencing at a point on the north right of way line of Old Hickory Boulevard having a TN Grid Coordinate N=706475.95, E=1773000.78; thence N 27-40-37 W for 1418.00 feet to the Point of Beginning; thence N 44-04-40 W for 409.19 feet; thence N 45-59-29 E for 315.61 feet; thence S 44-27-46 E for 318.45 feet; thence S 45-59-29 W for 148.51 feet; thence S 42-48-45 E for 30.01 feet; thence S 45-59-29 W for 30.01 feet; thence S 42-48-45E for 60.77 feet; thence S 45-59-29W for 137.23 feet to the Point of Beginning, containing 2.62 acres (114,286 square feet), more or less.

Containing 207.20 acres, more or less.

Lot 2

Beginning at a point on the Northeastern right of way line of Old Hickory Boulevard and having TN Grid Coordinates (N= 705388.89, E= 1774055.95); thence leaving said right of way line N 46-25-04 E for 13.64 feet; thence N 10-03-52 W for 182.39 feet; thence N 35-35-44 E for 40.28 feet; thence N 45-12-11 W for 32.93 feet; thence N 47-50-27 E for 232.82 feet; thence N 53-47-48 E for 269.84 feet; thence N 51-52-46 E for 312.74 feet; thence S 89-05-50 E for 446.52 feet to a railroad spike at a common corner of the lands now or formerly of Barry Global as recorded in D.B. 20170413, Pg. 36338 & D.B. 20091125, Pg. 108548, Registry of Davidson County, Tennessee; thence with the lands of Berry Global the following eight (8) courses to wit: (1) S 00-34-23 W for 64.40 to a railroad spike; (2) S 29-57-19 E for 249.32 fee to a point; (3) S 00-46-04 W for 18.80 feet to a railroad spike; (4) N 89-08-48 W for 521.68 feet to a railroad spike; (5) S 00-52-30 W for 721.58 feet to an iron pin with cap; (6) S 45-52-30-W for 97.34 feet to an iron pin with cap; (7) N 89-07-30 W for 198.59 feet to an iron pin with cap; (8) S 45-52-30 W for 21.71 feet to an iron pin with cap on the Northeast right of way line of Old Hickory Boulevard; thence with the

Northeast right of way line of Old Hickory Boulevard the following two (2) courses to wit: (1) N 58-05-39 W for 94.72 feet to a point; (2) N 44-08-50 W for 412.67 feet to the Point of Beginning.

Containing 14.89 acres, more or less.

Lot 3

Beginning at a point on the Northern line of the lands now or formerly of Barry Global as recorded in D.B. 20170413, Pg. 36338 & D.B. 20091125, Pg. 108548, Registry of Davidson County, Tennessee and having TN Grid Coordinates (N= 706132.22, E= 1775325.79); thence N 00-54-10 E for 294.83 feet; thence N 89-05-50 W for 27.61 feet; thence N 00-00-00 E for 113.05 feet; thence N 04-01-17 E for 107.74 feet; thence N 53-54-59 E for 59.36 feet; thence N 84-09-06 E for 153.07 feet; thence N 04-33-18 W for 42.68 feet; thence along the arc of a curve to the right having a radius of 65.00 feet, an arc length of 64.56 feet and being subtended by a chord bearing N 23-53-53 E for 61.94 feet; thence N 52-21-05 E for 97.12 feet; thence N 55-52-30 E for 71.65 feet; thence along the arc of a curve to the left having a radius of 179.00 feet, an arc length of 119.75 feet and being subtended by a chord bearing N 36-42-35 E for 117.53 feet; thence N 17-32-41 E for 8.86 feet; thence along the arc of a curve to the right having a radius of 501.00 feet, an arc length of 178.46 feet and being subtended by a chord bearing N 27-44-57 E for 177.52 feet; thence N 37-57-14 E for 131.44 feet; thence along the arc of a curve to the right having a radius of 761.00 feet, an arc length of 186.42 feet and being subtended by a chord bearing N 44-58-19 E for 185.96 feet; thence ; thence N 51-59-23 E for 56.98 feet; thence along the arc of a curve to the right having a radius of 186.00 feet, an arc length of 189.82 feet and being subtended by a chord bearing N 81-13-31 E for 181.69 feet; thence along the arc of a reverse curve to the left having a radius of 31.50 feet, an arc length of 42.64 feet and being subtended by a chord bearing N 71-41-09 E for 39.45 feet; thence along the common line of Tract 4 the following nine (9) courses to wit: (1) S 25-11-53 E for 69.56 feet; (2) along the arc of a curve to the right having a radius of 110.00 feet, an arc length of 27.87 feet and being subtended by a chord bearing S 17-56-24 E for 27.79 feet; (3) S 10-40-55 E for 196.55 feet; (4) S 28-25-05 E for 87.84 feet; (5) N 80-21-25 E for 510.88 feet; (6) N 46-30-20 E for 690.89 feet; (7) along the arc of a curve to the left having a radius of 75.00 feet, an arc length of 135.63 feet and being subtended by a chord bearing N 05-18-06 W for 117.89 feet; (8) N 57-06-31 W for 528.03 feet; (9) N 80-11-08 W for 59.85 feet; thence N 20-37-17 E for 178.60 feet to a point on the boundary of the aforesaid Old Hickory Reservoir; thence along the boundary of the Old Hickory Reservoir the following twenty-seven (27) courses to wit: (1) S 43-32-37 E for 80.35 feet to a concrete monument; (2) S 67-43-21 E for 101.83 feet to a point; (3) S 46-36-06 E for 200.37 feet to a point; (4) S 48-35-06 E for 487.72 feet to a T-post; (5) S 39-26-45 E for 187.60 feet to a t-post; (6) S 50-38-41 E for 138.68 feet to a T-post; (7) S 23-19-20 E for 132.51 feet to a T-post; (8) S 65-36-42 E for 156.36 feet to a concrete monument; (9) S 42-49-15 E for 105.23 feet to a point; (10) N 83-23-20 E for 114.40 feet to a point; (11) S 33-34-04 W for 105.08 feet to a concrete monument; (12) S 89-29-16 W for 349.93 feet to a concrete monument; (13) N 86-27-40 W for 115.93 feet to a concrete monument; (14) N 68-08-40 W for 182.58 feet to a point; (15) N 09-43-40 W for 134.00 feet to a point; (16) S 19-33-06 W for 138.00 feet to a concrete monument; (17) S 31-11-40 E for 294.50 feet to a point; (18) S 30-18-20 W for 4.62 feet to a point; (19) S 00-12-20 E for 27.00 feet to a point; (20) S 30-31-50 E for 20.00 feet to a point; (21) S 36-33-40 W for 277.86 feet to a concrete monument; (22) S 63-36-23 W for 262.22 feet to a concrete monument; (23) S 19-01-00 W for 197.57 feet to a concrete monument; (24) S 10-59-53 W for 186.00 feet to a point; (55) S 62-34-50 W for 82.70 feet to a concrete monument; (26) N 89-23-19 W for 162.38 to an iron pin with cap; (27) S 24-40-10 E for 74.87 feet to an iron pin with cap at a common corner of the land now or formerly of Fiberweb, LLC as recorded in D.B. 20170413, Pg. 36338 & D.B. 20091125, Pg. 108548, Registry of Davidson County, Tennessee; thence with the lands of Fiberweb, LLC the following ten (10) courses to wit: (1) N 88-39-37 W for 468.47 feet to an iron pin with cap; (2) S 01-07-08 W for 70.18 feet to a point; (3) N 89-02-50 W for 128.49 feet to a point; (4) S 87-45-10 W for 91.37 feet to a point; (5) N 89-48-50 W for 162.56 feet to

a point; (6) N 88-20-50 W for 267.25 feet to a point; (7) N 01-06-10 E for 76.45 feet to appoint; (8) N 89-05-50 W for 162.69 feet to a point; (9) N 77-11-50 W for 85.90 feet to a point; (10) N 89-05-50 W for 240.37 feet to the Point of Beginning.

Containing 60.59 acres, more or less.

Lot 4

Beginning at a common corner with Tract 3 and having TN Grid Coordinates (N=707467.39, E=1773298.30); thence along the line of Tract 3 the following nine (9) courses to wit: (1) S 25-11-53 E for 69.56 feet; (2) along the arc of a curve to the right having a radius of 110.00 feet, an arc length of 27.87 feet and being subtended by a chord bearing S 17-56-24 E for 27.79 feet; (3) S 10-40-55 E for 196.55 feet; (4) S 28-25-05 E for 87.84 feet; (5) N 80-21-25 E for 510.88 feet; (6) N 46-30-20 E for 690.89 feet; (7) along the arc of a curve to the left having a radius of 75.00 feet, an arc length of 135.63 feet and being subtended by a chord bearing N 05-18-06 W for 117.89 feet; (8) N 57-06-31 W for 528.03 feet; (9) N 80-11-08 W for 59.85 feet; thence a new line S 60-03-50 W for 119.34 feet; thence S 41-34-51 W for 78.31 feet; thence S 83-47-48 W for 91.49 feet; thence S 36-57-55 W for 55.71 feet; thence S 06-07-52 W for 53.44 feet; thence S 63-21-37 W for 103.83 feet; thence S 09-35-31 E for 121.63 feet; thence S 55-12-07 E for 157.26 feet; thence S 78-13-49 W for 197.37 feet; thence along the arc of a curve to the left having a radius of 180.00 feet, an arc length of 48.18 feet and being subtended by a chord bearing S 85-42-49 W for 48.03 feet; thence S 75-02-45 W for 13.42 feet; thence N 89-09-05 W for 72.67 feet; thence S 25-17-38- W for 26.36 feet; thence S 04-15-13 E for 13.67 feet; thence along the arc of a curve to the left having a radius of 181.00 feet, an arc length of 59.50 feet and being subtended by a chord bearing S 42-19-41 W for 59.23 feet; thence S 32-54-38 W for 4.47 feet to the Point of Beginning.

Containing 14.63 acres, more or less.

Lot 5

Beginning on an iron pin at the intersection the U.S. Army Corp of Engineers boundary of Old Hickory Reservoir and of the Southeast right of way line of Burnett Road, having TN Grid Coordinates (N=711474.57', E=1774044.94'); thence along said Southeast right of way line of Burnett Road the following four (4) courses to wit: (1) S 43-03-04 W for 535.26 feet to a point; (2) along the arc of a radial curve to the left having a radius of 103.00 feet, an arc length of 148.52 feet and being subtended by a chord bearing S 01-44-27 W for 135.98 feet to a point; (3) S 39-34-02 E for 200.89 feet to a point; (4) along the arc of a radial curve to the right having a radius of 125.00 feet, an arc length of 169.46 feet and being subtended by a chord bearing S 00-43-47 W for 156.78 feet to an iron pin; thence with the lands of Tract 1 the following two (2) courses to wit: (1) N41-59-23E for 243.83 feet to an iron pin; (2) N 42-28-46 E for 29.88 feet to a concrete monument on the boundary of Old Hickory Reservoir; thence along the boundary of Old Hickory Reservoir the following three (3) courses to wit: (1) N 44-29-50 W for 43.35 feet to a concrete monument; (2) N 21-43-29 W for 269.63 feet to a concrete monument; (3) N 27-46-26 E for 400.12 feet to the Point of Beginning.

Containing 2.44 acres (106,352 Square Feet), more or less.

Lot 6

Beginning on an iron pin on the Northwest right of way line of Burnett Road and a common corner of the lands now or formerly of Industrial Land Developers, LLC, as recorded in D.B. 20141104, Pg. 101883, Registry of Davidson County, Tennessee, having TN Grid Coordinates (N=710259.49', E=1773346.26');

thence with the lands of Industrial Land Developers, LLC the following courses to wit: (1) along the arc of a curve to the left having a radius of 692.20 feet, an arc length of 238.34 feet and being subtended by a chord bearing N 22-11-25 E for 237.16 feet to an iron pin; (2) N 12-18-45 E for 251.30 feet to an iron pin; (3) along the arc of a radial curve to the right having a radius of 979.29 feet, an arc length of 308.08 feet and being subtended by a chord bearing N 21-29-39 E for 306.81 feet to an iron pin on the Northwest right of way line of Burnett Road; thence along said North wet right of way line of Burnett Road the following four (4) courses to wit: (1) along the arc of a non-radial curve to the left having a radius of 153.00 feet, an arc length of 102.63 feet and being subtended by a chord bearing S 20-21-05 E for 100.71 feet to a point; (2) S 39-34-02 E for 200.89 feet to a point; (3) along the arc of a radial curve to the right having a radius of 75.00 feet, an arc length of 111.92 feet and being subtended by a chord bearing S 03-11-04 W for 101.82 feet to a point; (4) S 45-56-10 W for 574.63 feet to the Point of Beginning.

Containing 2.57 acres (111,822 Square Feet), more or less.

Lot 7

Beginning at the intersection of the North right of way line of Bridgeway Avenue and the Northeast right of way line the Tennessee Central Railroad, having TN Grid Coordinates (N=705745.63', E=1773546.66'); thence along said Northeast right of way line of the Tennessee Central Railroad N 46-30-31 W for 81.50 feet to a point at a common corner or the lands now or formerly of AT&T Tennessee as recorded in D.B. 20071226, Pg. 146805, Registry of Davidson County, Tennessee; thence with the lands of ATT&T Tennessee N 43-29-29 E for 70.70 feet to a point on the Southwest right of way line of Swinging Bridge Road; thence with said Southwest right of way line of Swinging Bridge Road S 43-07-31 E for 100.00 feet to a point at the intersection of the Southwest right of way line of Swinging Bridge Road and the North right of way line of Bridgeway Avenue; thence along said North right of way line of Bridgeway Avenue the following three (3) courses to wit: (1) S 46-52-29 W for 12.50 feet to a point; (2) along the arc of a non-radial curve to the right having a radius of 20.00 feet, an arc length of 54.20 feet and being subtended by a chord bearing S 33-23-02 W for 39.07 feet to a point; (3) along the arc of a reverse curve to the left having a radius of 746.80 feet, an arc length of 28.10 feet and being subtended by a chord bearing N 76-03-11 W for 28.10 feet to the Point of Beginning.

Containing 0.17 acres (7,233 Square Feet), more or less.

Lot 8

Beginning at the intersection of the South right of way line of Bridgeway Avenue and the Northeast right of way line the Tennessee Central Railroad, having TN Grid Coordinates (N=705650.56', E=1773646.87'); thence along the South right of way line of Bridgeway Avenue the following two (2) courses to wit: (1) along a non-radial curve to the right having a radius of 686.80 feet, an arc length of 231.11 feet and being subtended by a chord bearing S 57-31-25 E for 230.02 feet to a point; (2) N 46-52-29 E for 12.50 feet to a point on the Southwest right of way line of Old Hickory Boulevard; thence along said Southwest right of way line of Old Hickory Boulevard S 43-07-31 E for 238.00 feet to a point on the right of way of the Tennessee Central Railroad; thence with the right of way of the Tennessee Central Railroad the following two (2) courses to wit: (1) S 22-30-31 E for 104.20 feet; (2) N 46-30-31 W for 559.30 feet to the Point of Beginning.

Containing 0.46 acres (20,243 Square Feet), more or less.

Lot 9

Beginning on a point at the intersection of the East right of way line of the Tennessee Central Railroad and the West right of way line of Fowler Street with TN Grid Coordinates (N=704233.41', E=1775032.10'); thence with the West right of way line of Fowler Street S 44-01-07 E for 223.67 feet to a point at a common corner of the lands now or formerly of Jonathon Harris as recorded in D.B. 20150930, Pg. 99451, Registry of Davidson County, Tennessee; thence with the lands of Jonathan Harris S 41-15-44 W for 85.98 feet to a point of the East right of Way line of the Tennessee Central Railroad; thence with said West right of way line along the arc of a non-radial curve to the left having a radius of 1675.05 feet, an arc length of 246.36 feet and being subtended by a chord bearing N 23-38-45 W for 246.14 feet to the Point of Beginning.

Containing 0.20 acres (8,840 Square Feet), more or less.

Lot 10

Beginning on a point at the intersection of the Northwest right of way line of Cinder road and the North east right of way line of Swinging Bridge Road with TN Grid Coordinates (N=710243.99', E=1769257.50'); thence with said Northeast right of way line of Swinging Bridge Road N 44-18-17 W for 865.78 feet to a point at a common corner of the lands now or formerly of Vista Carroll as recorded in D.B. 20041217, Pg. 150472, Registry of Davidson County, Tennessee; thence with the lands of Vista Carroll N 10-37-41 E for 588.44 feet to a fence post at a common corner of the lands now of formerly of Bobby Denson as recorded in D.B. 20000330, Pg. 31845, aforesaid records, passing a flatbar at 294.92 feet and an iron pin with cap at 436.14 feet; thence with the lands of Bobby Denson N 46-45-57 E for 495.09 feet to a fence post at a common corner of the lands now of formerly of Gayron & Naomi Lytle as recorded in D.B. 20140326, Pg. 24817, aforesaid records; thence with the lands of Gayron & Naomi Lytle S 80-42-09 E for 1950.68 feet to a magnetic indicator in gravel on the Northwest right of way line of Cinder Road; thence with said Northwest right of way line of Cinder road the following five (5) courses to wit: (1) along the arc of a non-radial curve to the right having a radius of 1407.40 feet, an arc length of 449.05 feet and being subtended by a chord bearing S 59-17-06 W for 447.15 feet to a point; (2) S 68-25-32 W for 326.46 feet to a point; (3) along the arc of a radial curve to the left having a radius of 1457.40 feet, an arc length of 567.23 feet and being subtended by a chord bearing S 57-16-32 W for 563.66 feet to a point; (4) S 46-07-32 W for 821.43 feet to a point; (5) along the arc of a radial curve to the right having a radius of 25.00 feet, an arc length of 39.08 feet and being subtended by a chord bearing N 89-05-26 W for 35.22 feet to the Point of Beginning.

Containing 42.15 acres, more or less.

Derivation reference: A portion of Instrument No. 20190211-0012593, Register's Office for Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

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

2. Easements reserved in the deed of record in Book 576, Page 664, in the Register's Office for Davidson County, Tennessee.

3. Easements and reservations contained in the deed of record in Book 735, Page 417, in the Register's Office for Davidson County, Tennessee.

4. Easements, conditions and restrictions contained in the deed of record in Book 1018, Page 190, modified by release of record in Book 7088, page 873, in the Register's Office for Davidson County, Tennessee.

5. Subject to a street closing and any easement(s) retained in of record in Ordinance No. 66-739, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

6. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

7. No insurance is afforded as to the acreage or square footage contained in the insured property.

8. Water (Riparian Rights)-

   a. The rights of upper and lower riparian owners to the free and unobstructed flow of the water of the Cumberland River and Old Hickory Lake without diminution or pollution and the consequence of any past or future change in the location of the Cumberland River and Old Hickory Lake;

   b. Riparian rights incident to premises;

   c. Rights of upper and lower riparian owners in and to the waters of the Cumberland River and Old Hickory Lake crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;

   d. Any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.

9. Subject to the rights of the United States of America, other governmental entities, and the public in that part of the land, if any, lying within the bounds of the Cumberland River and Old Hickory Lake.

10. Easement for railroad rights-of-way affecting the premises.

11. Easement of record in Instrument No. 20170126-0008751, Register's Office for Davidson County, Tennessee.

12. Non-Exclusive Access and Utility Easement Agreement of record in Instrument No. 20170413-0036337, Register's Office for Davidson County, Tennessee.

13. Declaration of Access Easement of record in Instrument No. 20170718-0072289, Register's Office for Davidson County, Tennessee, as affected by Limitation of Seller's Rights under Declaration of Access Easement of record in Instrument No. 20191104-0113813, said Register's Office.

14. Gate Operation Easement Agreement of record in Instrument No. 20170810-0081923, Register's Office for Davidson County, Tennessee.

15. Electrical Easement Agreement of record in Instrument No. 20170810-0081924, Register's Office for Davidson County, Tennessee.

16. Fire Protection Easement Agreement of record in Instrument No. 20170810-0081925, Register's Office for Davidson County, Tennessee.

17. Non-Exclusive Access and Utility Easement Agreement of record in Instrument No. 20180521-0048539, Register's Office for Davidson County, Tennessee.

18. Memorandum of Lease by and between E. I. Du Pont de Nemours and Company, Lessor, and 3M Company, Lessee, dated December 20, 2010, of record as Instrument No. 20170126-0008752, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

19. All matters shown on Survey Drawing No. H42050 prepared by F. V. Clinkscales, Jr., TN RLS #1640 of Freeland-Clinkscales & Associates, Inc. of NC and dated February 11, 2022, including but not limited to the right, title, and interest of others in and to that portion of the premises occupied by a cemetery, and right of ingress and egress to the cemetery located on the premises from a public road; possible road and fence encroachments; Parking and Recreation Areas; right of access across subject property to and from Contingency Basin; and utility and drainage lines, with meters, valves, poles and other appurtenances.

20. Notice of Land Use Restrictions of record in Instrument No. 20190805-0076970, Register's Office for Davidson County, Tennessee.

21. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114075, Register's Office for Davidson County, Tennessee.

22. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114076, Register's Office for Davidson County, Tennessee.

23. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114077, Register's Office for Davidson County, Tennessee.

24. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114078, Register's Office for Davidson County, Tennessee.

25. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114079, Register's Office for Davidson County, Tennessee.

26. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114080, Register's Office for Davidson County, Tennessee.

27. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114081, Register's Office for Davidson County, Tennessee.

28. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114091, Register's Office for Davidson County, Tennessee.

29. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114092, Register's Office for Davidson County, Tennessee.

30. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114093, Register's Office for Davidson County, Tennessee.

31. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114094, Register's Office for Davidson County, Tennessee.

32. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114095, Register's Office for Davidson County, Tennessee.

33. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114096, Register's Office for Davidson County, Tennessee.

34. Easement between Dupont Specialty Products USA, LLC and Sontara Old Hickory, Inc., of record in Instrument No. 20191105-0114097, Register's Office for Davidson County, Tennessee.

35. Subject to all matters shown on the Plan of record as Instrument Number 20200211-0015558, Register's Office of Davidson County, Tennessee.

36. The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.

37. Rights of 3M Company, a Delaware corporation under unrecorded Lease dated as of August 1, 2011, for certain warehouse premises described therein.

38. This property is completely landlocked by adjoining parcels of land and lacks deeded easement agreements with adjacent landowners, their successors and or assigns, providing ingress and egress rights in relation to the property described in this report as to Lot 3 and Lot 4 of the new survey description.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $9,500,000.00.

Fidelity National Title Insurance Company

By: _____
Affiant

Subscribed and sworn to before me, this the 15th day of June, 2022.

Dana B. Smith
Notary Public

My Commission Expires: 9-8-2025

