Karen Johnson Davidson County
Batch# 880517 DEEDWARRSP
06/29/2022 10:53:42 AM 5 pgs
Fees: $28.00 Taxes: $45,658.00
20220629-0075064

This instrument prepared by and after recording return to:

Leach and Company, PLLC
2129 Belcourt Avenue, Second Floor
Nashville, Tennessee 37212

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
United Rentals Realty, LLC 100 First Stamford Place, Ste 700 Stamford, CT 06902 Attn: Legal Dept (Real Estate)	Same as New Owner and Fischer & Company Galleria North Tower II 13727 Noel Road, Ste 900 Dallas, TX 75240 Attn: Lease Admin-URI	183-000-177.00 (Tract 1) 183-000-166.00 (Tract 2) 183-000-037.00 (Tract 3)

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, **TANDEM INVESTMENTS, LLC,** a Tennessee limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **UNITED RENTALS REALTY, LLC**, a Delaware limited liability company ("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 (altogether, the "Property"):

See **Exhibit A** attached hereto and incorporated herein.

This being improved property commonly known as 1062 Firestone Parkway, LaVergne, Davidson County, Tennessee 37013 and 1436 Heil Quaker Boulevard, LaVergne, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

This conveyance is made subject to (1) all taxes and assessments for the year 2022 and subsequent years, but not yet due and payable, (ii) liens, encumbrances or other items created by Grantee or its agents, (iii) local, state and federal laws, ordinances or governmental regulations, including but not limited to all matters of zoning or other land use regulations, (iv) all matters of record, and (v) all matter that an accurate survey and/or inspection of the Property would disclose (collectively, the "Permitted Exceptions"). 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 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]

28th IN WITNESS WHEREOF, the Grantor executed this Special Warranty Deed to be effective this 28 day of June 2022.

GRANTOR:

TANDEM INVESTMENTS, LLC
a Tennessee limited liability company

By: _____
W. Douglas McDowell, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, W. Douglas McDowell, Chief Manager of Tandem Investments, LLC, a Tennessee limited liability company, 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 as Chief Manager being duly authorized, executed the foregoing instrument for the purposes therein expressed and contained, by signing the name W. Douglas McDowell, as such Chief Manager.

Witness my hand and official seal this 28 day of June 2022.

My Commission Expires:

10-2-23

_____
Notary Public

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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 $12,340,000.00, 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 28th day of June 2022.

NOTARY PUBLIC

My Commission Expires: 12/18/22

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit "A"

Legal Description of Property

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

TRACT 1-1062 Firestone Parkway, LaVergne, Tennessee 37013. Parcel #183-177

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 AS SHOWN ON FINAL PLAT, TRACT 216C, INTERCHANGE CITY INDUSTRIAL PARK, OF RECORD AS INSTRUMENT NO. 20010214-0014130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TRACT -21062 Firestone Parkway, LaVergne, Tennessee 37013. Parcel #183-166

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF TRACT 216, INTERCHANGE CITY, BEING MORE PARTICULARLY DESCRIBED AS LOT 1 ON THAT CERTAIN FINAL PLAT, SUBDIVISION TRACT 216 D, INTERCHANGE CITY INDUSTRIAL PARK, PREPARED BY WAMBLE & ASSOCIATES, OF RECORD IN BOOK 7900, PAGE 489, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TANDEM INVESTMENTS, LLC BY DEED OF RECORD IN INSTRUMENT NO. 20130909-0095029, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 3-1436 Heil Quaker Boulevard, LaVergne, Tennessee 37013. Parcel #183-037

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE WESTERLY END OF THE SOUTHERLY RETURN CURVE AT THE INTERSECTION OF HEIL QUAKER BOULEVARD AND FIRESTONE PARKWAY); THENCE,

1. SOUTHEASTERLY, WITH THE RETURN CURVE AT THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 39.32 FEET (39.27' DEED) TO AN EXISTING IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF FIRESTONE PARKWAY, AN 80 FOOT ROAD, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 87 DEG. 45' 28" W, 35.390 FEET (S 87 DEG. 57' 39" E, 35.36 FEET DEED); THENCE,

2. WITH THE SOUTH RIGHT-OF-WAY LINE OF FIRESTONE PARKWAY, S 42 DEG. 57' 57" E, 707.30 FEET (707.27 FEET DEED) TO AN EXISTING IRON PIN; THENCE,

3. WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FIRESTONE PARKWAY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 3779.72 FEET, A DISTANCE OF 362.57 FEET TO AN EXISTING WITNESS IRON PIN, CONTINUING 45.12 FEET FOR A TOTAL DISTANCE OF 407.69 FEET TO A POINT IN THE WEST BRANCH OF HURRICANE CREEK, THE COUNTY LINE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 39 DEG. 52' 33" E, 407.488 FEET; THENCE

4. WITH THE NORTHERLY BOUNDARY LINE OF PARCEL 28.05 ON RUTHERFORD COUNTY TAX MAP 17, S 78 DEG. 51' 38" W, 568.45 FEET TO AN EXISTING IRON PIN; THENCE,

5. WITH THE NORTHEASTERLY BOUNDARY LINE, IN PART, OF WEIGAND PROPERTY OF RECORD IN BOOK 306, PAGE 487, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, N 19 DEG. 24' 56" W, 76.60 FEET (N 19 DEG. 22' 49" W, DEED) TO AN EXISTING IRON PIN; THENCE,

6. WITH THE NORTH BOUNDARY LINE OF SAID WEIGAND AND THE WEST BRANCH OF HURRICANE CREEK, N 88 DEG. 46' 17" W, 140.92 FEET (N 88 DEG. 42' 49" W, DEED) TO A POINT; THENCE,

7. WITH THE NORTH BOUNDARY LINE OF THE WEIGAND, EMERSON ELECTRIC COMPANY OF RECORD IN BOOK 407, PAGE 591, R.O.R.C., TN AND THE WEST BRANCH OF HURRICANE CREEK, S 71 DEG. 01' 11" W, 323.16 FEET (S 70 DEG. 58' 11" W, DEED) TO A POINT IN CREEK; THENCE

8. WITH THE EAST BOUNDARY LINE OF THE PROPERTY OF THE CITY OF LAVERGNE AS RECORDED IN BOOK 5425, PAGE 573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, N 19 DEG. 50' 53" W (N 19 DEG. 49' 00" W, DEED) 29.90 FEET TO AN EXISTING WITNESS IRONPIN, CONTINUING 73.13 FEET FOR A TOTAL DISTANCE OF 103.03 FEET TO AN EXISTING IRON PIN; THENCE

9. WITH THE NORTH BOUNDARY LINE OF THE PROPERTY OF THE CITY OF LAVERGNE, S 70 DEG. 04' 04" W, 59.94 FEET (S 70 DEG. 08' 07", 59.95 FEET DEED) TO AN EXISTING IRON PIN; THENCE

10. NORTHERLY, WITH THE EAST RIGHT-OF-WAY LINE OF HEIL QUAKER BOULEVARD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 849.95 FEET, A DISTANCE OF 885.15 FEET (884.95 FEET, DEED) TO AN EXISTING IRON PIN, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N 17 DEG. 08' 46" E, 845.693 FEET (N 17 DEG. 08' 33" E, 845.51 FEET, DEED) THENCE,

11. N 46 DEG. 59' 23" E, 127.19 FEET (N 47 DEG. 02' 22" E, 127.23 FEET, DEED) TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TANDEM INVESTMENTS, LLC BY DEED OF RECORD IN INSTRUMENT NO. 20111201-0093391, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.