Karen Johnson Davidson County
Batch# 889443 DEEDWARRSP
07/15/2022 10:29:37 AM 5 pgs
Fees: $28.00 Taxes: $10,360.00
20220715-0081385

THIS INSTRUMENT WAS PREPARED BY:

Kacy R. Joy
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Parcel Nos.:
TMI Kentucky Holdings LLC 250 Royal Oak Road Cambridge, ON N3E 0A4	New Owner	17500019200 and 17500018900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Charles Michael Johnson, a Tennessee resident ("Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto TMI Kentucky Holdings LLC, a Kentucky limited liability company ("Grantee"), its successors and assigns, certain land situated in Davidson County, Tennessee and more particularly described on **Exhibit A** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference, together with any and all improvements thereon and appurtenances thereto (collectively, the "Property").

The portion of the Property that is identified as Parcel No. 17500018900 in the records of the Assessor of Property for Davidson County, Tennessee is improved property located at 4233 Hurricane Creek Blvd., Antioch, Davidson County, Tennessee 37013. The portion of the Property that is identified as Parcel No. 17500019200 in the records of the Assessor of Property for Davidson County, Tennessee is unimproved property located at 4245 Hurricane Creek Blvd., Antioch, Davidson County, Tennessee 37013.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on **Exhibit B** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference.

(Signature page follows.)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 14th day of July, 2022.

GRANTOR:

Charles Michael Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Mike Boyd, a Notary Public with authority to act in the State and County aforesaid, Charles Michael Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 14th day of July, 2022.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Final Plat of Hurricane Creek Industrial Park, Section Six, of record in Plat Book 8250, Page 685, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles Michael Johnson by Special Warranty Deed dated September 4, 2019, from Genesis 1518, LLC, a Tennessee limited liability company, of record in Instrument No. 20190905-0089480, Register's Office for Davidson County, Tennessee.

Tax Map ID Nos. 175-00-0-189 and 175-00-0-192

EXHIBIT B

1) Taxes or assessments for the year 2022 and all subsequent years, not yet due and payable

2) All Matters as shown on the Plan of record in Plat Book 8250, Page 685, Register's Office for Davidson County, Tennessee

3) Clearance Permit to Southern Bell Telephone and Telegraph Company, of record in Book 1083, Page 277, Register's Office for Davidson County, Tennessee

4) Easement to First Suburban Water Utility District of Davidson Country, TN, of record in Book 4453, Page 159, Register's Office for Davidson County, Tennessee

5) All matters shown on the ALTA/ NSPS Land Title Survey of 4233 and 4245 Hurricane Creek Blvd by Gulf States Engineering, Inc., Douglas Ball-Chandler, TN RLS #2588, dated May 6, 2022, as Drawing No. TS22020V1.0

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Two Million Eight Hundred Thousand and 00/100 Dollars ($2,800,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 14th day of July, 2022.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON