ADDRESS NEW OWNER	MAP/PARCELS	SEND TAX BILLS TO:
Charles M. Johnson 1717 JP Hennessey Drive LaVergne, TN 37086	183-069.00 183-153.00	Charles M. Johnson 1717 JP Hennessey Drive LaVergne, TN 37086
This instrument prepared by: Bradley Arant Boult Cummings LLP (BBS) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

PRICE REAL ESTATE, LLC, a Tennessee limited liability company ("Grantor"), for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto **CHARLES M. JOHNSON** ("Grantee"), the land situated in Davidson County, Tennessee, fully described in Exhibit A (the "Land"), together with all improvements thereon (the "Improvements" and, together with the Land, the "Real Property"), together with all title and interest of Grantor in any minerals, oil, gas and water rights, privileges, rights, easements, hereditaments, appurtenances, rights of way, strips, gores, air rights, subsurface rights, development rights and other rights pertaining to the Real Property; all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way to the centerline thereof; right, title and interest of Grantor in and to all utilities and utility availability, drainage facilities, easements and utility facilities, sewage treatment capacity and water capacity available to, which serves, or which will serve the Land (the Real Property and all of the forgoing matters being herein collectively referred to as the "Property").

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,128,090.00.

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

Karen Johnson Davidson County
Batch# 889910 DEEDWARRSP
07/15/2022 03:25:10 PM 5 pgs
Fees: $28.00 Taxes: $15,273.93

20220715-0081651

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, his heirs 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 only to the Permitted Encumbrances.

Said property being improved property known as 1071 and 0 Firestone Parkway, LaVergne, Tennessee 37086.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor have executed this Deed this 14th day of July, 2022.

PRICE REAL ESTATE, LLC,
a Tennessee limited liability company

Christopher C. Price, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christopher C. Price, President of Price Real Estate, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Price Real Estate, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tn, this the 14th day of July, 2022.

Notary Public

My Commission Expires:
8/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

EXHIBIT A

Description of the Property

LAND IN DAVIDSON COUNTY, TENNESSEE BEING A TRACT OF LAND KNOWN AS LOT NO. 1 AND THE FUTURE DEVELOPMENT PARCEL OF THE SUBDIVISION OF LOT NUMBER ONE, INTERCHANGE CITY INDUSTRIAL PARK, SECTION XXXI, AS OF RECORD IN BOOK 6900, PAGE 704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF FIRESTONE PARKWAY, 80 FEET IN WIDTH, AT A CORNER COMMON WITH THE PROPERTY OF FIRESTONE PARKWAY REALTY, LLC, AS OF RECORD AS INSTRUMENT NO. 201108190064343 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID EXISTING IRON ROD BEING LOCATED AT NORTHING: 612,300.03; EASTING: 1,787,567.13; ON THE STATE PLANE COORDINATE SYSTEM NAD-83 (1995);

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF FIRESTONE PARKWAY, WITH THE SOUTHERLY PROPERTY LINE OF FIRESTONE PARKWAY REALTY, LLC, NORTH 50° 17' 36" EAST, A DISTANCE OF 490.00 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH LOT 3 OF THE SAID SUBDIVISION OF LOT NUMBER ONE; INTERCHANGE CITY INDUSTRIAL PARK, SECTION XXXI, ALSO BEING THE PROPERTY OF WALIA, LLC, AS OF RECORD AS INSTRUMENT NO. 201009020069726; SAID REGISTER'S OFFICE;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID LOT 3, SOUTH 39° 42' 24" EAST, A DISTANCE OF 425.00 FEET TO AN EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF HEIL QUAKER BOULEVARD, 60 FEET IN WIDTH;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HEIL QUAKER BOULEVARD, SOUTH 50° 17' 36" WEST, A DISTANCE OF 465.00 FEET TO AN EXISTING IRON ROD;

THENCE WITH CURVE TO THE RIGHT ALONG AN ARC LENGTH OF 39.27 FEET, THE CENTRAL ANGLE OF WHICH IS 90° 00' 00" THE RADIUS OF WHICH IS 25.00 FEET, THE CHORD OF WHICH IS NORTH 84° 42' 24" WEST, A DISTANCE OF 35.36 FEET TO AN EXISTING IRON ROD, AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF FIRESTONE PARKWAY.

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF QUAKER BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF FIRESTONE PARKWAY, NORTH 39° 42' 24" WEST, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PRICE REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM WILLIAM A. HAWKINS, TRUSTEE, OF RECORD IN INSTRUMENT NO. 201205180043120, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 183-069.00 and 183-153.00, not yet due or payable.

2. All matters shown on plat(s) of record in Book 6900, Page 704, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Deed of Conveyance, by and between Kirkhill, Inc. and The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 8287, Page 59, in the Register's Office of Davidson County, Tennessee.

4. That portion of the land embraced within the bounds of any public road or thoroughfare.