Karen Johnson Davidson County
Batch# 903040 DEEDWARRSP
08/15/2022 07:49:30 AM 6 pgs
Fees: $33.00 Taxes: $33,300.00
20220815-0092048

This Instrument Prepared By
and return upon recording to:

John A. Gupton III
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To
Triune Residuals Management LLC 5800 One Perkins Place, Ste. 6A Baton Rouge, LA 70808	Same as New Owner
Map & Parcel No.: 079-00-0-116.00 and 079-00-0-117.00	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESKIMO CENTENNIAL**, a Tennessee general partnership ("Grantor") has bargained and sold and does hereby transfer and convey unto **TRIUNE RESIDUALS MANAGEMENT LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the " Property").

The Property is improved property located at 7211 and 7139 Centennial Boulevard, Nashville, TN.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that he has good right to sell and convey the same.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B (the "Permitted Exceptions").

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of August, 2022.

ESKIMO CENTENNIAL,
a Tennessee general partnership

By: _____
Ryan Moses, Partner

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ryan M. Moses, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **ESKIMO CENTENNIAL**, the within named bargainor, a Tennessee general partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand, at office, this 12th day of August, 2022.

_____
Notary Public

My Commission Expires: 7-7-2025

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

4867-4176-8749

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,000,000.00.

Agent
AFFIANT

Subscribed and sworn to before me this 12th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Nashville Steel Corporation Subdivision, as of record in Instrument No. 20180807-0077771 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eskimo Centennial, a Tennessee general partnership by Special Warranty deed from Nashville Steel Corporation, a Tennessee corporation of record in Instrument No. 20210303-0027078 Register's Office for Davidson County, Tennessee, dated February 24, 2021 and recorded on March 03, 2021.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Nashville Steel Corporation Subdivision, as of record in Instrument No. 20180807-0077771 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eskimo Centennial, a Tennessee general partnership by Special Warranty deed from Kevin McGinn of record in Instrument No. 20181127-0115658 Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on November 27, 2018.

EXHIBIT B

PERMITTED EXCEPTIONS

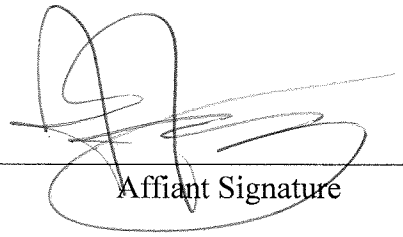
1. Taxes required to be paid in the year 2022 and subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20180807-0077771, Register's Office of Davidson County, Tennessee.

3. Reciprocal Easement Agreement of record in Instrument Number 20180814-0080272, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 August 12, 2022 (date of document).



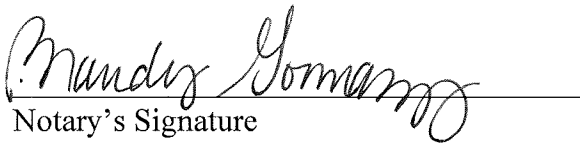
Affiant Signature

August 12, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of August, 2022.



Notary's Signature

My Commission Expires: 5-5-25

