Karen Johnson Davidson County
Batch# 917634 DEEDWARRSP
09/16/2022 11:14:30 AM 7 pgs
Fees: $38.00 Taxes: $71,780.00
20220916-0103507

THIS INSTRUMENT WAS PREPARED BY:
N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

WHEN RECORDED MAIL TO:
Baker Botts L.L.P.
2001 Ross Avenue, Suite 900
Dallas, Texas 75201
Attention: Patrick E. Matthews

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
KOSMOS CEMENT COMPANY LLC c/o Eagle Materials Inc. 5960 Berkshire Lane Suite 900 Dallas, Texas 75225	KOSMOS CEMENT COMPANY LLC c/o Eagle Materials Inc. 5960 Berkshire Lane Suite 900 Dallas, Texas 75225 Attention: [•]	82-10-8

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CEMEX Construction Materials Atlantic, LLC, a Delaware limited liability company** ("Grantor"), hereby conveys to **Kosmos Cement Company LLC, a Delaware limited liability company** ("Grantee"), the following described real property:

See legal description set forth in **Exhibit A** attached and incorporated by this reference (the "**Land**"),

together with all of Grantor's right, title and interest, if any, in and to the appurtenances pertaining thereto, including but not limited to Grantor's right, title and interest in and to the adjacent streets, alleys and right-of-ways, and any easement rights, air rights, subsurface rights, development rights, wastewater capacities and credit reservations, and water rights, and together with the buildings,

structures and other improvements, parking areas and fixtures (other than fixtures owned or removable by any tenant or any third party) located thereon (collectively, the "**Improvements**"; the applicable Land, together with the Improvements thereon, being hereinafter collectively referred to as the "**Property**").

This conveyance is made SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all documents and matters of public record that are applicable to the Property as of the date hereof; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property.

This is improved property known as 21 Oldham Street, Nashville, TN 37213

TO HAVE AND TO HOLD the Property aforesaid unto said Grantee and its successors and assigns forever; and that Grantor will warrant and defend the title to the said Property unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor but no other.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 16th day of September, 2022.

GRANTOR:

CEMEX Construction Materials Atlantic, LLC,
a Delaware limited liability company

By: _____

Print Name: Ryan E. Mahoney

Title: Vice President

(STATE OF Florida)
(COUNTY OF Palm Beach)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Ryan E. Mahoney, 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 V.P. of **CEMEX Construction Materials Atlantic, LLC,** the within-named bargainor, a Delaware limited liability company, and that he, as such V.P., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such V.P..

WITNESS my hand and seal at office on this the 14th day of September, 2022.

_____
Notary Public

My Commission Expires:

_____

KAREN WALDEN
Notary Public - State of Florida
Commission # HH 110827
My Comm. Expires May 2, 2025
Bonded through National Notary Assn.

4861-5202-6406

202209160103507

(STATE OF Texas)
(COUNTY OF Dallas)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is nineteen million, four hundred thousand and 00/100ths DOLLARS ($19,400,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of September, 2022.

Notary Public
My Commission Expires: June 20, 2024

ANGELA BRANDON
Notary ID #11434842
My Commission Expires
June 20, 2024

4861-5202-6406

202209160103507

EXHIBIT A

PROPERTY DESCRIPTION

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

PARCEL ONE:

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, FIFTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, GENERALLY LOCATED EAST OF THE CUMBERLAND RIVER, NORTH OF THE JEFFERSON STREET BRIDGE AND WEST OF COWAN STREET, BEING LOT 3 AS SHOWN ON THE PLAN OF FARRIS PROPERTY OF RECORD IN PLAT BOOK 7900, PAGE 391, R.O.D.C. AND AMENDED BY SURVEYORS CERTIFICATE OF RECORD IN BOOK 8795, PAGE 559, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY BARGE, WAGGONER, SUMNER AND CANNON, INC., DATED MARCH 20, 1998, AS FOLLOWS:

BEGINNING AT A NEW IRON PIN IN THE NORTHERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET BRIDGE, SAID PIN ALSO BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF A CSX RAILROAD SPUR;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET BRIDGE, S 74° 54' 29" W, 453.16 FEET TO A POINT IN THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 3 AND ALONG THE CUMBERLAND RIVER, N 13° 59' 28" W, 486.42 FEET TO A POINT IN THE SOUTHERLY LINE OF PROPERTY CONVEYED TO SEQUATCHIE CONCRETE SERVICE, INC. BY DEED OF RECORD BOOK 8514, PAGE 461, R.O.D.C.;

THENCE, ALONG SAID SOUTHERLY LINE THE FOLLOWING CALLS;

S 83° 56' 36" E, 367.39 FEET TO A NEW IRON PIN;

S 56° 37' 36" E, 315.90 FEET TO AN EXISTING IRON PIN IN THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 35° 40' 56" W, 10.38 FEET TO A NEW IRON PIN;

THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT, 149.95 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGLE OF 17° 14' 24", A RADIUS OF 498.34 FEET, A TANGENT OF 75.54 FEET AND A CHORD OF S 27° 03' 44" W, 149.38 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to CEMEX Construction Materials Atlantic, LLC, a Delaware limited liability company by Quitclaim Deed from CEMEX, Inc., a Louisiana corporation, of record as Instrument No. 202209160103506 Register's Office for Davidson County, Tennessee.

PARCEL TWO:

A NON-EXCLUSIVE PERPETUAL EASEMENT(S) AS SET FORTH IN WARRANTY DEED OF RECORD IN BOOK 8795, PAGE 561, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Michelle Bell, do hereby make oath that I am a licensed attorney and/or the 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 September 16, 2022 (date of document).

Affiant Signature

September 16, 2022
Date

State of Texas

County of Harris

Sworn to and subscribed before me this 16th day of September, 2022.

DIMETRI MALVEAUX
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 05/14/2024
NOTARY ID 1007779-3

Notary's Signature

MY COMMISSION EXPIRES: 5/14/24

NOTARY'S SEAL