Karen Johnson Davidson County
Batch# 924124 DEEDWARRSP
10/03/2022 08:56:30 AM 6 pgs
Fees: $33.00 Taxes: $15,262.50
20221003-0108509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,125,000.00

Kayla Hoersch

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF Sept., 2022

Marjorie A Haines

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-02-2022

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-02-2022

THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins & McNeilly, PLLC
Suite 300, 214 Second Avenue, North
Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO NEW OWNER AT:	MAP PARCEL NUMBER(S):
VELOCITY DEALERSHIP ACQUISITION 2429 South Peck Road Whittier, CA 90601 Attn: Brad Fauvre	VELOCITY DEALERSHIP ACQUISITION 2429 South Peck Road Whittier, CA 90601 Attn: Brad Fauvre	Map & Parcel 106090024.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, VALLEY ENTERPRISES, a Tennessee general partnership ("Grantor"), has this day bargained and sold and does hereby transfer and convey to VELOCITY DEALERSHIP ACQUISITION, LLC, a Delaware limited liability company, its successors and assigns ("Grantee"), those certain tracts or parcels of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor covenants that except as may be provided on Exhibit "B" hereto the Property is free from all encumbrances made

or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under Grantor, but no further or otherwise.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

WITNESS its hand this 30th day of September, 2022, the corporate party having executed this instrument by its duly authorized representative.

Valley Enterprises,
a Tennessee general partnership

By: Neely B Cobble III
Name: NEELY B COBLE, III
Title: AUTHORIZED PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Katlin Ryan, of the State and County aforesaid, personally appeared Neely B. Coble III, 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 general partner of VALLEY ENTERPRISES, the within named bargainor, a general partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such general partner.

WITNESS my hand and seal, in Nashville, Tennessee, this 26 day of September, 2022.

Katlin Ryan
NOTARY PUBLIC

My Commission Expires:

1/6/2025

KATLIN RYAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 6, 2025
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

TRACT NO. 1:

Being part of Lot No. 3 on the Plan of Louis Lewis Property, of record in Minute Book "S", page 288, County court for Davidson County, and being a part of the H.E. Writesman Lot as shown on the Plan of L.P. Hagan, deceased, Lands, of record in Book 843, page 80, Register's Office for said County, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, April 1, 1958, as follows: Beginning at a post at the northwest intersection of Kilvington Boulevard and the L & N Railroad right-of-way; thence along the fence with said right-of-way in a northeasterly direction 211 feet to a hub; thence westerly along a fence 202.6 feet to an iron pin; thence southerly 164.5 feet to an iron pin in the north margin of Kilvington Boulevard; thence easterly with said Boulevard 58.4 feet to the beginning.

TRACT NO. 2:

Being part of Lot No. 3 on the Plan of Louis Lewis Property, of record in Minute Book "S", page 288, County court for Davidson county, and being part of the south part of the H.E. Writesman Lot on the Plan of the L.P. Hagan, deceased, Lands, of record in Book 843, page 80, Register's Office for said County, and shown on an unrecorded copy of a survey thereof made April 1, 1958, by Hal R. Swann, Jr., Surveyor, as follows: Beginning at an iron pin in the north margin of Kilvington Boulevard, 58. 4 feet (57. 5 feet in deeds) west of a post in a fence line in the west right of way of the L & N Railroad; thence with the margin of Kilvington Boulevard, westerly 109.9 feet to a stone in a fence line; thence along said fence, north 136.4 feet to the south line of Polk Avenue, as now located; thence along the margin of the same, along a fence line, northeasterly around a slight curve, 196 feet to a point; thence easterly 15.6 feet to an iron pin; thence southerly 298.1 feet to the point of beginning.

TRACT NO. 3:

Being part of Lot H of the L.P. Hagan Lands, deceased, of record in Book 843, page 80, Register's Office for Davidson county, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated April 1, 1958, as follows: Beginning at a point in the northerly margin of Kilvington Boulevard at the common corner of Lot H and H.B. Writesman's lot 136.4 feet to an iron post in a southwesterly margin of Polk Avenue; thence with the margin of said Avenue in a southwesterly direction 150.5 feet, more or less, to a point; thence with a curve in a southwesterly direction with a radius of 20 feet, 49.15 feet to a point in the north margin of Kilvington Boulevard; thence easterly with said Boulevard, 97.5 feet to the beginning.

TRACT NO. 4:

Beginning at a stake on Coble's present Northeast corner in the North margin of the Seaboard Railroad right-of-way; thence with said railroad right-of-way North 47 deg. 30' East 50 feet to a corner; thence North 44 deg. 05' West, severing the lands of Averitt Properties, Inc., 143.83 feet to a corner; thence North 87 deg. 07' West 100.72 feet to a corner of Coble; thence with Coble south 07 deg. 07' West 124.81 feet to a corner; running thence South 84 deg. 10' East 180 .19 feet to the point of beginning, containing 0.51 acres, more or less.

Being the same property an interest in which was conveyed to Valley Enterprises by deed from Mary Coble Follin, of record in Book 11422, page 226, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years.

2. Subject to location of railroad right of way shown on the plan of record in Plat Book 843, page 80, Register's Office, Davidson County, Tennessee.

3. Subject to Easements granted in instruments of record in Book 3530, page 100; Book 372, page 391, Book 998, page 588 and Book 1298, page 623, Register's Office, Davidson County, Tennessee.

4. Subject to terms and conditions of unrecorded lease by and between Valley Enterprises and Neely Coble Company, Inc., dated 10/1/2020, assigned to Freightliner of Arizona, LLC, by Real Property Lease Assignment and Assumption Agreement dated March 1, 2021.

5. Subject to Easement of record in Instrument #2012022-80017172, Register's Office, Davidson County, Tennessee.

6. In addition to the foregoing title exceptions located or noted on survey, ALTA NSPS Land Title Survey dated 9/28/22 Job No. AZ-865, prepared by Azimuth Land Surveying, Clifford McGill TRLS 2699, for BBG Assessments, LLC shows the following encroachments: chain link fence and brick and concrete wall encroach into Polk Avenue, chain link fence encroaches into L&N Railroad 100' Railroad Right of Way, and building encroaches 20' Storm Sewer Easement recorded in Book 3530, page 100, Register's Office, Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Kay B. Housch, 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 30, 2022

Kay B. Housch

Date: September 30, 2022

State of Tennessee)

County of Davidson)

Sworn to and subscribed before me this 30 day of September 2022

Marjorie A. Haines, Notary Public
My commission expires: 10/02/2022

