Karen Johnson Davidson County
Batch# 931946 DEEDWARRSP
10/20/2022 11:52:30 AM 6 pgs
Fees: $33.00 Taxes: $320,512.50
20221020-0114493



This Instrument Prepared by:
Wood Partners
3715 Northside Pkwy, NW, Suite 4-600
Atlanta, GA 30327
Attention: General Counsel

After Recording, Return to:

HHHunt Corporation
1401 Sunday Drive, Suite 109
Raleigh, NC 27607
NCS 1140321

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
To the best of affiant's knowledge, the actual consideration or value, whichever is greater, for this transfer is $ 86,625,000.00

Affiant – Grantee

Subscribed and sworn to before me, this 17th day of October, 2022
Stacy E. Johnson
Notary Public
My Commission Expires: 5/11/27

Address New Owner as Follows:
HHHunt Corporation
1401 Sunday Drive, Suite 109
Raleigh, NC 27607

Send Tax Bills To:
Same

Map-Parcel Number and Property Address:
09207033900
640 21st Ave N.
Nashville, TN 37203

SPECIAL WARRANTY DEED

[Nashville, Tennessee]

THIS INDENTURE, made as of the 18 day of October, 2022, by and between **ALTA FOUNDRY, LP**, a Delaware limited partnership (collectively, hereinafter called "**Grantor**"), and **ABBERLY FOUNDRY TIC I-III, LLC**, as to an undivided 32.18% interest as a tenant in common, **ABBERLY FOUNDRY TIC IV-V, LLC**, as to an undivided 10.17% interest as a tenant in common, **ABBERLY FOUNDRY TIC VI, LLC**, as to an undivided 8.9% interest as a tenant in common, **ABBERLY FOUNDRY TIC VII, LLC**, as to an undivided 17.73% interest as a tenant in common, **ABBERLY FOUNDRY TIC VIII, LLC**, as to an undivided 12.17% interest as a tenant in common, **ABBERLY FOUNDRY TIC IX, LLC**, as to an undivided 6.67% interest as a tenant in common, **ABBERLY FOUNDRY TIC X, LLC**, as to an undivided 5.19% interest as a tenant in common, **ABBERLY FOUNDRY TIC XI, LLC**, as to an undivided 2.37% interest as a tenant in common, **ABBERLY FOUNDRY TIC XII, LLC**, as to an undivided 4.62% interest as a tenant in common, each a Delaware limited liability company, and all as tenants in common (hereinafter called collectively, "**Grantee**"; the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

W I T N E S E T H, That:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all of Grantor's rights, titles, powers, privileges and interests in and to that certain tract or parcel of land being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "**Property**") subject only to those matters set forth on Exhibit "B" attached hereto and by this reference incorporated herein and made a part hereof (hereinafter referred to as the "**Permitted Exceptions**")

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under, or through Grantor but not further or otherwise, subject to the Permitted Exceptions.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

GRANTOR:

ALTA FOUNDRY, LP, a Delaware limited partnership

By: WS Foundry, LLC, a Delaware limited liability company, its general partner

By: WP Tennessee, LLC, a Delaware limited liability company, its sole member and sole manager

By: _____
Name: Andrew Steffens
Title: Vice President

STATE OF TN

COUNTY OF Davidson

Before me, a Notary Public of the state and county aforesaid, personally appeared Andrew Steffens, as Vice President of WP Tennessee, LLC, a Delaware limited liability company, the sole member and sole manager of WS Foundry, LLC, a Delaware limited liability company, the general partner of ALTA FOUNDRY, LP, a Delaware limited partnership, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

WITNESS my hand and seal, at office in *(county, state)* Davidson, TN, this 13 day of October, 2022.

GARRETT C RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 7/9/24

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

Real property located in Davidson County, Tennessee, which is more particularly described below:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE NORTH MARGIN OF JO JOHNSTON AVENUE AND THE WEST MARGIN OF TWENTIETH AVENUE NORTH;

THENCE, WITH THE NORTH MARGIN OF JO JOHNSTON AVENUE, S 62°19'44" W, 210.00 FEET TO AN IRON PIN;

THENCE, LEAVING JO JOHNSTON AVENUE, N 26°05'27" W, 181.07 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF ALLEY NO. 621 CLOSED BY METRO ORDINANCE NO. 99-1824;

THENCE, WITH THE TERMINUS OF SAID ALLEY, N 23°05'19" W, 20.06 FEET TO AN IRON PIN IN THE NORTH MARGIN OF SAID ALLEY;

THENCE, WITH THE CAST LINE OF KIMBRO EQUITIES I OF RECORD IN INSTRUMENT NO. 201201190005363, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, N 27°38'25" W, 209.37 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF CSX TRANSPORTATION RAILROAD;

THENCE, WITH SAID RAILROAD N 51°50'14" E, 210.85 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF TWENTIETH AVENUE NORTH CLOSED BY METRO ORDINANCE NO. 99-1824;

THENCE, CONTINUING WITH SAID RAILROAD, N 61°53'50" E, 39.04 FEET TO THE EASTERLY MARGIN OF SAID CLOSED TWENTIETH AVENUE NORTH AND NORTHWEST CORNER OF LOT NO. 1 OF JOHNNY REB CORPORATION OF RECORD IN BOOK 7900, PAGE 298, SAID REGISTERS OFFICE;

THENCE, WITH SAID WESTERLY LINE OF LOT NO. 1 AND EASTERLY LINE OF SAID CLOSED TWENTIETH AVENUE NORTH, S 26°46'19" E, 203.44 FEET;

THENCE, LEAVING SAID LOT 1 AND THE EASTERLY MARGIN OF TWENTIETH AVENUE NORTH, WITH THE TERMINUS OF TWENTIETH AVENUE NORTH S 63°12'40" W, 39.02 FEET TO THE WESTERLY MARGIN OF TWENTIETH AVENUE NORTH;

THENCE, WITH SAID WEST MARGIN OF TWENTIETH AVENUE NORTH, S 26°46'42" E, 55.24 FEET TO THE CENTERLINE OF ABANDONED ALLEY NO. 621;

THENCE, WITH SAID MARGIN, S 27°40'22" E, 191.00 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Alta Foundry, LP, a Delaware limited partnership, be Special Warranty Deed from EAW Holdings, LLC, a Wyoming close limited liability company, Neal H. Lampley, an individual resident of the State of Tennessee, and Kurt Wolfman, an individual resident of the State of Tennessee, of record in Instrument No. 20200605-0058292, in the Register's Office of Davison County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2022 and subsequent years not yet due and payable.
2. All items of public record.
3. All matters that would be shown on a current and accurate survey.
4. The rights of tenants, as tenants only with no right of purchase, under written leases.

Tennessee Certification of Electronic Document

I, Heather Townsend, 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 October 18, 2022 (date of document).

Heather R Townsend
Affiant Signature

October 18, 2022
Date

State of Georgia

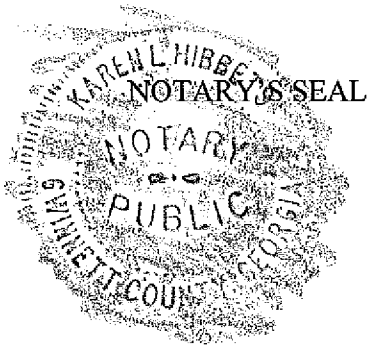
County of Gwinnett

Sworn to and subscribed before me this 18 day of October, 2022.

Karen L Hibbets
Notary's Signature

MY COMMISSION EXPIRES: 1/1/2023

Name: KAREN L. HIBBETS



NOTARY'S SEAL