NCS 1158596

Karen Johnson Davidson County
Batch# 964865 DEEDWARRSP
01/26/2023 03:41:30 PM 8 pgs
Fees: $43.00 Taxes: $9,990.00
20230126-0006082

THIS INSTRUMENT
PREPARED BY:

Morris, Manning & Martin, LLP
Attn: Mark A. Block, Esq.
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, Georgia 30326

RETURN TO:

c/o Albany Road Real Estate Partners LLC
201 4th Avenue N, Suite 1250
Nashville, TN 37219
Attn: Luke Colbert

WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the 26th day of January 2023, by and between **TEGRAH RESOURCES, LLC**, a Tennessee limited liability company ("**Grantor**"), and **ALBANY ROAD-41 FANT INDUSTRIAL LLC**, a Delaware limited liability company ("**Grantee**") (the words Grantor and Grantee shall include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of Madison, County of Davidson, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

This is the same property conveyed to the Grantor by Warranty Deed recorded under Register's No.20180713-0068478 in the Register's Office of Davidson County, Tennessee and being further identified as Parcel I.D. Number 043-00-0-004.00.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the

Grantee, its heirs, or successors and assigns in fee simple forever. Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by or through or under Grantor but not further or otherwise.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the same is unencumbered, except for 2023 real property taxes which are not yet due and payable and those matters described in Exhibit B attached hereto and made a part hereof.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their gender and number according to the context of this instrument.

[Signature appears on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

TEGRAH RESOURCES, LLC,
a Tennessee limited liability company

By: Jon Hargett
Name: Jon Hargett
Title: Managing Member

STATE OF Tennessee

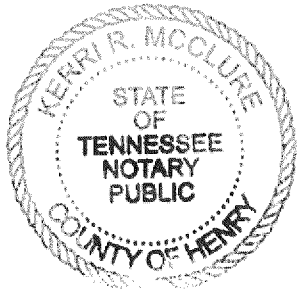
COUNTY OF Gibson

Personally appeared before me, Kerri McClure, a Notary Public in and for said county and state, Jon Hargett, Managing Member of Tegrah Resources, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an officer of Tegrah Resources, LLC, and who further acknowledged that he is authorized by Grantor to execute this instrument on behalf of Grantor.

Witness my hand at office in Milan, TN this 23rd day of January 2023.

Notary Public Kerri R. McClure

My commission expires: My Commission Expires: May 19, 2025



(NOTARY SEAL)

IMPROVED PROPERTY KNOWN AS:
PROPERTY ADDRESS:

41 Fant Industrial Drive
Madison, TN 37228

Parcel I.D. No. 043-00-0-004.00

MAIL TAX BILLS TO:

c/o Albany Road Real Estate Partners LLC
201 4th Avenue N, Suite 1250
Nashville, TN 37219
Attn: Luke Colbert

State Tax	$
Register's Fee	$
Data Processing	$
Recording Fee	$
Total	$

OATH OF CONSIDERATION

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,700,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

ALBANY ROAD-41 FANT INDUSTRIAL LLC,
a Delaware limited liability company

By: Albany Road REF III Property Manager LLC,
a Delaware limited liability company

By: _____
Name: Christopher J. Knisley
Title: President

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

Personally appeared before me, Toni Ellegood, a Notary Public in and for said county and state, Christopher J. Knisley, President of Albany Road REF III Property Manager LLC, a Delaware limited liability company, which is the manager of Albany Road-41 Fant Industrial LLC, a Delaware limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an officer of Albany Road REF III Property Manager LLC, the manager of Albany Road-41 Fant Industrial LLC, and who further acknowledged that he is authorized by Grantee to execute this instrument on behalf of Grantee.

Witness my hand at office in Boston, Massachusetts this 23 day of January 2023.

TONI A. ELLEGOOD
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 16, 2024

Notary Public Toni Ellegood

My commission expires: 8/16/2024

(NOTARY SEAL)

EXHIBIT A

DESCRIPTION OF LAND

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, AS SHOWN ON THE MAP ENTITLED FANT INDUSTRIAL PARK, OF RECORD AS INSTRUMENT NO. 200006260063262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TEGRAH RESOURCES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM WESTWOOD MYATT DRIVE PARTNERS, A GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201807130068478, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable.

2. 10' public utility drainage easement as shown on plat(s) of record in Book 9700, Page 445; and Instrument No. 200006260063262, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement, by and between Louisville and Nashville Railroad Company, a Kentucky corporation and Davidson County, Tennessee, of record in Book 4391, Page 969, in the Register's Office of Davidson County, Tennessee and the approximate location of easement as shown on the Survey, as hereinafter defined.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between New Process Steel Corporation and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, of record in Book 8681, Page 171, in the Register's Office of Davidson County, Tennessee and the approximate location of easement as shown on the Survey.

5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Tegrah Resources LLC, of record in Instrument No. 201911130117192, in the Register's Office of Davidson County, Tennessee and the approximate location of which is shown on the Survey.

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 January 26, 2023 (date of document).

Affiant Signature

January 26, 2023
Date

State of GEORGIA

County of FULTON

Sworn to and subscribed before me this 26 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: NOVEMBER 22, 2025

NOTARY'S SEAL

KAREN H CUMMINGS
Notary Public, Georgia
Clayton County
My Commission Expires
November 22, 2025