Karen Johnson Davidson County
Batch# 995176 DEEDWARRSP
04/21/2023 02:46:30 PM 6 pgs
Fees: $33.00 Taxes: $6,382.50
20230421-0029693

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
440 Metroplex, LLC c/o Energy Land Infrastructure, LLC 1420 Donelson Pike, Suite A12 Nashville, TN 37217	13400030600	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (mth), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REMARKETING SOLUTIONS, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys, to 440 METROPLEX, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property"). This Special Warranty Deed is dated effective as of April 20, 2023 (the "Effective Date").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Exhibit B**, which is attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

The Property is improved land located at 440 Metroplex Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title and quiet possession to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) for claims arising under or by virtue of the Permitted Encumbrances, and (ii) no warranty is made as to the exact amount of acreage comprising the Property.

STATE OF North Carolina
COUNTY OF Wake

The actual consideration or value, whichever is greater, for this transfer is $1,725,000.00.

Affiant

Subscribed and sworn to before me this 20 day of April, 2023.

Notary Public
My Commission Expires: 8-22-27

AMANDA ELDER NOTARY PUBLIC WAKE COUNTY MY COMMISSION EXPIRES

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the Effective Date.

GRANTOR:

REMARKETING SOLUTIONS, LLC
a Delaware limited liability company

By: _____
Name: Ronald Steven Norwood
Its: Authorized Representative

STATE OF North Carolina)
)
COUNTY OF Wake County)

Before me, Amanda Eldridge the undersigned, a Notary Public for the County and State aforesaid, personally appeared Ronald Steven Norwood, 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 Authorized Representative of REMARKETING SOLUTIONS, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Representative.

Witness my hand seal at office this 20 day of April 2023.

_____
Notary Public

My Commission Expires: 8.22.23

(seal)

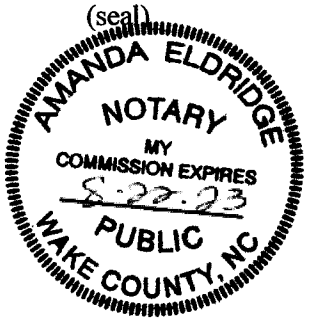


EXHIBIT A

PROPERTY DESCRIPTION

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

TRACT I:

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, TWENTY-SEVENTH COUNCILMANIC DISTRICT DAVIDSON COUNTY TENNESSEE, GENERALLY LOCATED NORTHWEST OF HARDING PLACE AND BETWEEN METROPLX DRIVE AND ANTIOCH PIKE, BEING LOT 1 ON THE PLOT, METROPLEX SECTION THIRTEEN AS OF RECORD IN BOOK 9700, PAGE 84, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE NORTHERLY RIGHT-OF-WAY LINE OF METROPLEX DRIVE, SAID IRON PIN BEING APPROXIMATELY 951.00 FEET FROM THE INTERSECTION OF METROPLEX DRIVE AND HARDING PLACE AS MEASURED ALONG SAID RIGHT-OF-WAY LINE OF METROPLEX DRIVE:

THENCE, WITH SAID RIGHT-OF-WAY LINE OF METROPLEX DRIVE, THE FOLLOWING CALLS:

ALONG A CURVE TO THE LEFT 203.76 FEET TO AN IRON PIN SET: SAID CURVE HAVING A CENTRAL ANGLE OF 31°47'01", A RADIUS OF 367.32 FEET, A TANGENT OF 104.58, AND A CHORD OF NORTH 71°50'20 WEST, 201.76 FEET:

NORTH 87°43'49 WEST, 28.44 FEET TO A POINT IN THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE OF METROPLEX DRIVE WITH A SEVERANCE LINE THE FOLLOWING CALLS:

NORTH 01°16'38" EAST, 60.59 FEET TO A POINT;

NORTH 25°35'31" EAST, 206.74 FEET TO A POINT;

NORTH 05°11'06" WEST, 12.02 FEET TO A POINT;

NORTH 26°14'10" WEST, 54.69 FEET TO A POINT;

NORTH 19°22'05" EAST, 25.03 FEET TO A POINT;

NORTH 29°30'38" EAST, 48.49 FEET TO A POINT;

SOUTH 53°17'14" EAST, 233.06 FEET TO A POINT;

SOUTH 85°40'57" EAST, 27.40 FEET TO AN IRON PIN SET IN THE SOUTHEASTERLY BOUNDARY CORNER OF THE PROPERTY CONVEYED TO THOMAS E. WILLIAMS, ET UX AS OF RECORD IN BOOK 8945, PAGE 645, R.O.D.C.;

THENCE, WITH THE SOUTHERLY BOUNDARY LINE OF SAID PROPERTY CONVEYED TO THOMAS E. WILLIAMS, SOUTH 51°55'44" EAST 50.00 FEET TO AN EXISTING IRON PIN IN THE NORTHEASTERLY BOUNDARY CORNER OF PROPERTY CONVEYED TO COLONIAL STORAGE CENTERS III, LTD. AS OF RECORD IN BOOK 9552, PAGE 284, R.O.D.C.;

THENCE; WITH THE WESTERLY BOUNDARY LINE OF SAID PROPERTY CONVEYED TO COLONIAL STORAGE CENTERS III, LTD., SOUTH 25°53'19" WEST, 295.08 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO COHESION LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM MANHEIM TENNESSEE, INC., A DELAWARE CORPORATION, FORMERLY KNOWN AS REMARKETING SOLUTIONS, INC., A DELAWARE CORPORATION, OF RECORD IN INSTRUMENT NO. 20090804-0072811, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THE SAID COHESION LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVING SINCE CHANGED ITS NAME TO REMARKETING SOLUTIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS EVIDENCED BY THE CERTIFICATE OF AMENDMENT RECORDED IN INSTRUMENT NO. 20100407-0026113, SAID REGISTER'S OFFICE.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. All matters shown on plat(s) of record in Book 9700, Page 84, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Storm Water Detention Agreement, by and between Walter G. Knestrick and The Metropolitan Government of Nashville and Davidson County, of record in Book 6145, Page 335, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Covenants, Restrictions and Easements, by Walter G. Knestrick, of record in Book 9964, Page 288, as affected by Scrivener's Affidavit recorded in Instrument No. 20230410-0025991, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 4/21/2023.

Bainbridge Dillion
Affiant Signature

Date: 4/21/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 4/21/2023

