Karen Johnson Davidson County
Batch# 1059010 DEEDWARRSP
10/09/2023 11:52:30 AM 6 pgs
Fees: $33.00 Taxes: $17,020.00
20231009-0079310

This instrument was prepared by: W. Todd Metzger, Scopelitis, Garvin, Light, Hanson & Feary, P.C.
10 West Market Street, Suite 1400, Indianapolis, IN 46204

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No:
MGI Leasing, LLC 2099 Southpark Court Dubuque, IA 52003	MGI Leasing, LLC 2099 Southpark Court Dubuque, IA 52003 Attn: Tim Stueck	18300002900

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MEADE REAL ESTATE, LLC, a Tennessee limited liability company (referred to hereinafter as "Grantor"), has bargained and sold and does hereby transfer and convey unto MGI LEASING, INC., an Iowa corporation(referred to hereinafter as "Grantee"), its successors and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). This property is located at 1525 J. P. Hennessy Drive, LaVergne, Tennessee 37086.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2023 (which are being prorated at closing) and all taxes and assessments which are not yet due and payable; (2) matters shown on the Plan of record as Instrument No. 20080610-0059693, Register of Deed's Office for Davidson County,

Tennessee; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6850, page 192, and as Instrument No. 20071108-0131810, Register of Deed's Office for Davidson County, Tennessee; (4) Easement granted for Sanitary Sewer Drainage of record in Deed Book 6841, page 737, Register of Deed's Office for Davidson County, Tennessee; (5) Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071108-0131798, Register of Deed's Office for Davidson County, Tennessee; (6) subject to all matters shown on survey of Whittenburg Land Surveying, dated October 5, 2023; and (7) any terms, provisions, easements, restrictions, covenants or conditions of record relating to the Property.

AND Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through or under Grantor, but not otherwise or further.

[Signature pages follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 6th day of October 2023.

MEADE REAL ESTATE, LLC (Grantor)

By _____
Charles Meade, III, Vice President

STATE OF TENNESSEE)
) SS:
COUNTY OF WASHINGTON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Charles Meade III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him to be Vice President of Meade Real Estate, LLC, a Tennessee limited liability company, and who further acknowledges that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Vice President for said limited liability company.

WITNESS my hand and official seal at 208 Sunset Dr Ste 404, this 6th day of October 2023.

_____
NOTARY PUBLIC

My Commission expires:
09-21-2024

PAMELA HUFF
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

The actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $4,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Greg McCoy
President of MGI Leasing, Inc. (Affiant)

STATE OF IOWA)
) SS:
COUNTY OF DUBUQUE)

Subscribed and sworn to before me, this 6th day of October 2023.

NOTARY PUBLIC

My Commission Expires:
May 9, 2024

DIANE M. SCOTT
Commission Number 709786
MY COMMISSION EXPIRES
MAY 9, 2024

[Signature page to Special Warranty Deed.]

EXHIBIT A
(Property Description)

Certain tract or parcel of land located in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 211 on the Final Plat of Lots 1 and 211 of Interchange City Industrial Park, of record in Instrument Number 20080610-0059693, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Meade Real Estate, LLC, a Tennessee limited liability company by Special Warranty Deed from Nortrax, Inc., a Delaware Corporation dated April 30, 2015 and recorded May 6, 2015 in Instrument # 20150506-0041397, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Michelle Barry, 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 **10/06/2023** (date of document).

Michelle Barry
Affiant Signature

10/03/2023
Date

State of New York

County of New York

Sworn to and subscribed before me this 3rd day of October, 2023.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified In Suffolk County
My Commission Expires 04-24-2025