Karen Johnson Davidson County
Batch# 1072294 DEEDWARRSP
11/15/2023 03:50:30 PM 6 pgs
Fees: $33.00 Taxes: $71,595.00
20231115-0089210

1sf

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
SL7 Industrial Acquisition, LP c/o Stonelake Capital Partners 200 Park Place 4200 Westheimer Rd. #900 Houston, Texas 77027	174-00-0-197.00	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 are hereby acknowledged, **OLD FRANKLIN ROAD, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys, to **SL7 INDUSTRIAL ACQUISITION, LP**, a Texas limited partnership ("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 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 2910 Old Franklin Road, Antioch, Tennessee 37013.

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 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 amount of acreage in the Property.

[*Signature Page to Follow*]

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $19,350,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2023.

Notary Public
My Commission Expires: 07/21/2026

Error! No document variable supplied.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of November 15, 2023.

GRANTOR:

OLD FRANKLIN ROAD, LLC,
a Tennessee limited liability company

By: _____
Name: S. Joseph Moore
Its: President and CEO

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, Kan Allen, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared S. Joseph Moore, 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 President and CEO of OLD FRANKLIN ROAD, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President and CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President and CEO.

WITNESS my hand and seal at office in Williamson County, Tennessee on this 15th day of November 2023.

_____
Notary Public

My Commission Expires: 07/21/2026

KAN ALLEN
STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Antioch, Davidson County, Tennessee, also being the property of the American General Realty Investment Corp. of the Crossings at Hickory Hollow, as of record in Plat Book 9700, Page 392, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of Michael H. Charette (RLS #2048) dated March 6, 2020 as follows:

Beginning at an existing iron rod in the easterly right- of-way line of Old Franklin Road, at a corner common with Lot 1 of The Crossings at Hickory Hollow, Phase III, as of record in Plat Book 9700, Page 586, at the Register's Office for Davidson County, Tennessee, also being the property of L & S, LLC, as of record in Instrument Number: 20001107-0110796, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Old Franklin Road, with the southerly property line of said Lot 1, South 51 deg 09 min 42 sec East, 957.09 feet to an existing iron rod, in the westerly property line of Lot 2 of The Crossings at Hickory Hollow, Phase III, also being the property of Lexington Antioch, LLC, as of record in Instrument Number: 20040707-0080778, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 2, South 38 deg 50 min 16 sec West, 440.00 feet to an existing iron rod, at a corner common with Lot 2 of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, as of record in Plat Book 9700, Page 707, at the Register's Office for Davidson County, Tennessee, also being the property of Bradley S. French, as of record in Instrument Number: 20141205-0111510, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 2 of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, North 60 deg 29 min 09 sec West, 477.46 feet to an existing iron rod, at a corner common with the Open Space, of the Resubdivision of Lot 3, The Crossings at Hickory Hollow, Phase III, also being the property of Timothy Matthew Simpson, as of record in Instrument Number: 20140826-0077593, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Open Space, North 59 deg 22 min 30 sec West, 336.67 feet to a pk nail;

Thence North 65 deg 15 min 02 sec West, 234.07 feet to an existing iron rod in the easterly right-of-way line of Old Franklin Road;

Thence with the easterly right-of-way line of Old Franklin Road, North 63 deg 01 min 58 sec East, 6.84 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 343.71 feet, the central angle of which is 24 deg 11 min 41 sec, the radius of which is 813.94 feet, the chord of which is North 50 deg 56 min 08 sec East, 341.16 feet to an existing iron rod;

Thence North 38 deg 50 min 18 sec East, 282.60 feet to the POINT OF BEGINNING. Containing 502,789 square feet or 11.543 acres more or less.

Being the same property conveyed to Old Franklin Road, LLC, a Tennessee limited liability company, by

Warranty Deed from American General Life Insurance Company, a Texas Insurance Company, of record in Instrument No. 20200915-0105250, Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 15, 2020.

Being the same property conveyed to Old Franklin Road, LLC, a Tennessee limited liability company, by Quitclaim Deed from American General Life Insurance Company, a Texas Insurance Company, of record in Instrument No. 20200915-0105251, Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 15, 2020.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2024 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 392, in the Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance of Stormwater Facilities and Systems of record in Instrument Number 20211022-0142373, in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7154, Page 300, in the Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants and Owners Association for Hickory Downs of record in Book 7963, Page 145, as re-recorded in Book 7966, Page 60; as amended by Amendment of record in Book 8085, Page 402, as amended by Second Amendment of record in Book 9730, Page 957, as further amended by Amendment of record in Instrument No. 20091020-0096901, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Subject to the flow of any creeks, streams, or branches across subject property.

7. Survey of the Property prepared by Kenneth D. Church, TN RLS #1004 of Church Land Surveying and dated 10-16-2023 last revised 11-6-2023 indicates the following:

(a) Drainage Way crossing in easterly and southerly portion;

(b) Potential encroachment area maintained by Bradley S. French (grass area to tree line in southerly corner).

Tennessee Certification of Electronic Document

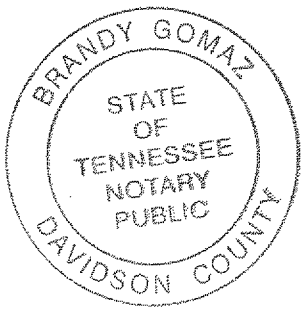
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 15, 2023 (date of document).

Affiant Signature

11/15/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of November, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25