Karen Johnson Davidson County
Batch# 1081420 DEEDWARRSP
12/13/2023 11:21:30 AM 7 pgs
Fees: $38.00 Taxes: $48,100.00
20231213-0095953

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
SPS Nashville, LLC c/o Southern Pipe & Supply Company, Inc. 4330 Highway 39 North Meridian, Mississippi	072-09-0-018.00 072-09-0-016.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP 1819 Fifth Avenue North, Birmingham, Alabama 35203		

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 all of which are hereby acknowledged, **MV 910 CHEROKEE, LLC**, a Delaware limited liability company (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **SPS NASHVILLE, LLC**, a Tennessee limited liability company (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davison County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

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

This is improved property located at 910 and 920 Cherokee Avenue, Nashville, Davidson County, 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 with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $13,000,000.00.

Affiant

Subscribed and sworn to before me this 12th day of December, 2023.

Notary Public
My Commission Expires: 5-5-25

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, and not otherwise, excepting (i) all claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

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IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 12 day of December, 2023.

GRANTOR:

MV 910 CHEROKEE, LLC,
a Delaware limited liability company

By: _____
Name: Timothy Johnson
Title: Manager

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, Brandy Gomaz, a Notary Public in and for the State and County aforesaid, personally appeared Timothy Johnson, 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 Manager of MV 910 Cherokee, LLC, a Delaware limited liability company, the within named bargainor, and that as such Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of himself as such Manager.

WITNESS my hand and seal at office in Franklin, Tennessee, this the 11th day of December, 2023.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Gomaz
Notary Public

My Commission Expires: 5-5-25

Exhibit A
Property

TRACT ONE:

All that tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point which is on the south right of way line of Cherokee Avenue, at the Northwest corner of Lot 52 of the Walnut Grove Subdivision (Lot 5, Stull Tract) said point being a common corner to Lots 50 and 52 of said subdivision and on the boundary of a tract of land owned by the United States of America at the United States Army Reserve Center, Nashville, Tennessee; Thence Easterly along the South line of said Cherokee Avenue, which is along the north line of Lot 52 and subsequently along the north line of Lot 54 of said subdivision and along the boundary of said United States tract a distance of 301 feet, more or less, to a point at the intersection of the South right of way line of said Cherokee Avenue and the West right of way line of the Louisville and Nashville Railroad, said point being at the Northeast corner of Lot 54 of said subdivision; Thence Southwesterly along the West right of way line of said Louisville and Nashville Railroad which is along the East line of Lot 52 of said subdivision and along the boundary of said United States tract a distance of 401 feet, more or less to a point at the Southeast corner of Lot 54 of said subdivision and at a corner of said United States tract; Thence Westerly along the South line of Lots 54 and 52 and subsequently along the south line of Lots 50 and 48 of said subdivision, which is along the boundary of said United States tract a distance of 386 feet more or less to a point at the Southwest corner of Lot 48 of said subdivision and at a corner of said United States tract; Thence Northerly along the West line of said Lot 48, which is along the boundary of said United States tract a distance of 214.4 feet more or less to a point that lies 150 feet south of the Northwest corner of Lot 48 of said subdivision; Thence Easterly along a line 150 feet South of and parallel with the South right of way of said Cherokee Avenue and which is along the North line of Lot 48 of said subdivision and along the boundary of said United States tract a distance of 50 feet to a point which is at a corner of said United States tract; Thence Northerly along a line 50 feet East of and parallel with the West line of Lot 48 of said subdivision, which is along the boundary of said United States tract a distance of 150 feet to a point on the South right of way of said Cherokee Avenue, on the North line of Lot 48 of said subdivision and at a corner of said United States tract; Thence Easterly along the South line of said Cherokee Avenue, along the North line of Lot 48 and subsequently along the North line of Lot 50 of said subdivision which is along the boundary of said United States tract a distance of 150 feet, more or less to the point of beginning. Containing 3.67 acres or 1.49 hectares more or less and being all of Tracts 1 and 3 of the former United States Army Reserve Center, Nashville, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Victory Heights Subdivision, as of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead line.

TRACT THREE:

Parcel No. 1: Land in Davidson County, Tennessee, being the northerly 150 feet of the westerly 50 feet of Lot No. 48 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No.48 fronts 50 feet on the southerly side of Cherokee Avenue and extends back between parallel lines 150 feet to a dead line.

Parcel No. 2: Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 46 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 46 fronts 50 feet on the south side of Cherokee Avenue, and runs back 364.4 feet on the east line and 361.2 feet, more or less, on the west line, to a dead line, on which it measures 50 feet thereon.

Included in the above description but expressly excluded therefrom is property condemned by the State of Tennessee, a certified copy of judgment being of record in Book 4184, Page 357, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of Lot No.46 on the Plan of Walnut Grove Subdivision of Lot No. 5 on the Stull Tract, as of record in Plat Book 332, Page 34, Register's Office for said County.

Beginning at a point in R.G. Graves' northwest property corner, said point being also in the south margin of Cherokee Avenue; thence running South 79 degrees 16 minutes 59 seconds East, 50 feet along Graves' northerly boundary line to a point; thence running southwest 68 feet, more or less, to a point on Graves' westerly boundary line; thence running North 10 degrees 44 minutes East 45 feet along Graves' westerly boundary line back to the point of beginning, containing 1125 square feet.

TRACT FOUR:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an Iron pin set at the Northeast corner of the herein-described tract. Said beginning point being in the southerly right-of-way of Cherokee Avenue and the Northwest corner of the Eli Bennett property of record in Book 10786, Page 453, R.O.D.C.,TN; Thence, from said Point of Beginning, leaving Cherokee Avenue and running S 58 degrees 43 minutes 25 seconds W 67.74 feet to an iron pin set; thence continuing with Bennett S 11 degrees 09 minutes 36 seconds W 463.13 feet to a point on the northerly margin of Chickasaw Avenue; thence with the margin of Chickasaw N 75 degrees 58 minutes 56 seconds W 0.81 feet to an iron pin set; thence with a curve to the right having a radius of 25' and a long chord of 35.05' said chord having a bearing of N 31 degrees17 minutes 00 seconds W a distance along the curve of 38.84' to a point; thence with the margin of Cherokee avenue 25' from the centerline N 13 degrees 10 minutes 19 seconds E 176.35' to a point; thence continuing with said Right of Way N 13 degrees 15 minutes 01 seconds E 248.84' to a point; thence with a curve right having a radius of 60.23', a chord of N 56 degrees 43 minutes 40 seconds E 82.89' and an arc length along said curve of 91.41' to the Point of Beginning, containing 8,579 square feet more or less.

Being the same property conveyed to MV 910 Cherokee, LLC, a Delaware limited liability company, by Special Warranty Deed from Plainsman Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20230511-0035112 Register's Office for Davidson County, Tennessee, dated May 08, 2023 and recorded on May 11, 2023.

Exhibit B
Permitted Encumbrances

1. Ad valorem taxes for the 2024 tax year and subsequent years.

2. Subject to all matters shown on the Plan of record In Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee. (Tracts 1 & 3).

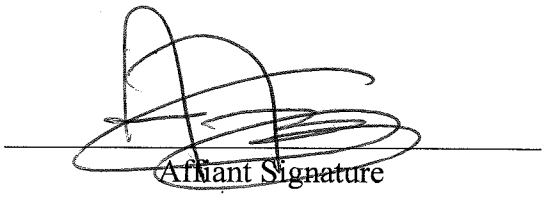
3. Subject to all matters shown on the Plan of record In Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, (Tract 2).

4. Terms and Conditions set out in Deed of record in Book 8504, Page 95, In the Register's Office for Davidson County, Tennessee. (Tract 1).

5. Conditions set out in Deed of record In Instrument No. 20140421-0032909, In the Register's Office for Davidson County, Tennessee. (Tract 4).

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 December 12, 2023 (date of document).



Affiant Signature

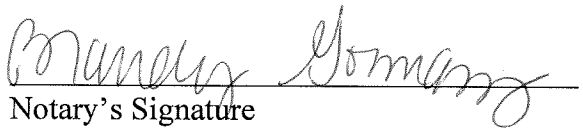
December 12, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of December, 2023.



Notary's Signature

My Commission Expires: 5-5-25

