

This instrument prepared by and return to:
BRUCE TURNER, PLLC
2650 Thousand Oaks Boulevard, Suite 2140
Memphis, Tennessee 38118

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into on this, the 31st day of December, 2019, by and between LAS PROPERTIES LLC, a Tennessee limited liability company ("Grantor"), and the ECONOMIC DEVELOPMENT GROWTH ENGINE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MEMPHIS AND COUNTY OF SHELBY, TENNESSEE, a public not-for-profit corporation of the State of Tennessee, with an office in Memphis, Tennessee ("Grantee"), or their respective assigns.

WITNESSETH

A. Grantor holds legal title to that certain real property more particularly described below, which property is situated in the County of Shelby, Tennessee (the "Property"):

SEE EXHIBIT "A".

B. Grantor desires to convey to Grantee in fee simple all of its right, title and interest in and to the Property.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, its heirs, successors and assigns, in fee simple the Property;

TO HAVE AND TO HOLD the Property, together with all the rights of way, easements, rights, privileges, appurtenances, hereditaments, improvements, estate, title interests and claims thereunto belonging or in any wise appertaining thereto, at law or in equity, forever. Notwithstanding the foregoing, this conveyance is subject to all covenants, conditions, easements, restrictions, rights of way and other encumbrances of record, to the extent such encumbrances are valid and subsisting with respect to the Property as of the date hereof as particularly described in **EXHIBIT "B"**.

Grantor hereby covenants with Grantee that the title to the afore-described real estate and the quiet enjoyment thereof it will warrant and forever defend against the lawful claims of all persons whomsoever claiming by, through or under Grantor, and such persons only; and that Grantor will execute such further assurances of the Property as may be required.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns

shall be construed as having the applicable gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative on the day and year first above written.

Signature page follows

Grantor:

LAS PROPERTIES, LLC

By:

Name: Tony M. Maranise

Title: CEO

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tony Maranise, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person) and who, upon oath, acknowledged himself to be the CEO of LAS Properties, LLC, the within named bargainer, and that he, as such officer acting on behalf of the bargainer, executed the foregoing instrument for the purposes therein contained by subscribing his own name.

WITNESS my hand and Notarial Seal at office on this, the 30th day of December, 2019.

[Signature]
Notary Public

My commission expires:

2-28-23



Property Address (and Tax Parcel Nos.):

3036 Directors Row
Memphis, Tennessee 38118
(Tax Parcel No. 060222 100015)

Name and Address of Grantee, and
Mail Tax Bills to (EXEMPT STATUS):

Economic Development Growth Engine
100 Peabody Place, Suite 1100
Memphis, Tennessee 38103
attn: Reid Dulberger, President

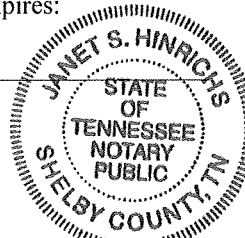
I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this property transfer or value of the property transferred, whichever is greater, is exempt pursuant to TCA 67-4-409(f)(i).

[Signature]
AFFIANT

Subscribed and sworn to before me this 30th day of December, 2019.

[Signature]
NOTARY PUBLIC

My commission expires:



My Comm. Exp. 03-14-22

Exhibit A
LEGAL DESCRIPTION

Lots 7, 8, 9, 10, 11, 12, 13 and the North 9.5 feet of Lot 6, First Addition to Executive Park Subdivision in Memphis, Tennessee as recorded in Plat Book 64, Page 54, of the records of the Register's Office in Shelby County, Tennessee, more particularly described as follows:

Beginning at a chisel mark (found) in the East line of Directors Row 851.3 feet Northwardly from the North line of East Brooks Road, said point being 9.5 feet Southwardly from the North line of Lot 6; thence North 1 degree 90 minutes 31 seconds West with the East line of Directors Row, 502.78 feet to a point of curve to the right; thence Northeastwardly with the Easterly and Southerly line of Directors Row and on a curve to the right having a radius of 290.00 feet a distance of 529.9 feet (chord North 51 degrees 11 minutes 16 seconds East 459.2 feet) to a point of tangent thence South 76 degrees 27 minutes 57 seconds East with the South line of Directors Row, 183.96 feet to a point in the East line of said subdivision (set chisel mark 10.09 feet North of corner); thence South 6 degrees 35 minutes 29 seconds West with the East line of said subdivision 743.42 feet to a point 9.5 feet Southwardly from the North line of Lot 6 as measured at right angles to said Lot line (set iron stake 75.7 feet West of corner); thence South 88 degrees 50 minutes 29 seconds West 441.25 feet to the point of beginning to the point of beginning and containing 8.45 acres of land.

Being the same property conveyed to the Grantor by deed of record recorded at Instrument No. 19012473 in the Shelby County Register's Office.

Exhibit B
PERMITTED ENCUMBRANCES

1. Taxes not yet due and payable.
2. Restrictions, building lines and easements of record in Plat Book 64, Page 54 in the Shelby County Register's Office.
3. 5' utility easement adjacent to Director's Row Street as shown in Plat Book 64, Page 54 and as shown on survey by Continental Engineering, Inc. dated November 20, 1979 (the "Survey").
4. Easement of record in Book 3515, Page 234 in Register's Office for Shelby County, Tennessee, to the City of Memphis for 20' wide sanitary sewer line, same as shown in Plat Book 64, Page 54 and the Survey.
5. 10' sanitary sewer line easement, location of which is shown in Plat Book 64, Page 54 and shown on said survey.
6. 5' utility easement along the west line of Days Creek Canal, as shown on Plat Book 64, Page 54 and on said survey.
7. 5' utility easement and 5' drainage easement along the south 10' of Lots 12 and 13, as shown in Plat Book 64, Page 54 and on the Survey.
8. 5' utility easement and 5' drainage easement along north 10' of Lot 11, as shown on Plat Book 64, Page 54 and on the Survey.
9. Easement for Day's Creek Canal as shown on Plat Book 64, Page 54 and on the Survey.
10. Easement of record under Instrument No. P7-4091 to the City of Memphis for electric transmission lines, as shown on the Survey.



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.



20022088

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5 PGS	
HERTHA 1987881 - 20022088	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE