

This Instrument Prepared by and Return to:  
Farris Bobango Branan, PLC  
999 S. Shady Grove Rd., Suite 500  
Memphis, TN 38120

EDGE File No.: 20200401

**E-FILED**

**SPECIAL WARRANTY DEED**

THIS INDENTURE, effective as of the 1<sup>st</sup> day of June, 2020, by and between EXEL INC. d/b/a DHL SUPPLY CHAIN (USA), a corporation organized under the laws of the State of Massachusetts ("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 organized and existing under and by virtue of the laws of the state of Tennessee ("Grantee").

**WITNESSETH:**

For and in consideration of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Shelby, State of Tennessee, to-wit:

All that certain real estate described in Exhibit "A" attached hereto and incorporated herein by this reference.

This being the same real estate conveyed to Grantor by Warranty Deed of record under Instrument No. 20059876 in the Register's Office of Shelby County, Tennessee, and the legal description being taken from such Warranty Deed.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee, its successors and assigns, in fee simple forever.

Subject to those matters of record in the Register's Office of Shelby County, Tennessee, that the title thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

This deed is executed in order to place the aforesaid real estate into a payment-in-lieu-of-taxes ("PILOT") program with the Grantee pursuant to the terms and conditions of that certain Real Property Lease Agreement of even effective date herewith entered into by and between Grantee, as lessor, and Grantor, as lessee therein. Reference to said lease is hereby made for a detailed description of the terms and conditions of the PILOT program, including, without limitation, the right of the then existing lessee thereunder to reacquire said real estate during or at the conclusion of the PILOT program. Grantor reserves the right to exercise lessee's option to repurchase the aforementioned real estate in accordance with Section 11.01 of the aforementioned Real Property Lease Agreement.

**SIGNATURE AND ACKNOWLEDGMENT PAGE**

WITNESS the signature of Grantor the day and year first above written.

EXEL INC. d/b/a DHL SUPPLY CHAIN (USA)

By: 

Name: STEPHEN C. HESS

Title: VICE PRESIDENT, REAL ESTATE DEVELOPMENT

STATE OF Ohio  
COUNTY OF Delaware

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stephen C. Hess, 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 VP of Exel Inc., the within named bargainer, a corporation, and that he as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its VP.

WITNESS my hand and seal, at office this 8 day of December, 2020.

My Commission Expires:

NOTARY PUBLIC





Robert C. Whipple, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

\* \* \* \* \*

RECORDING DATA ONLY

Property Address:

Name and Address of the Property Owner:

Economic Development Growth Engine Industrial  
Development Board of the City of Memphis and  
County of Shelby, Tennessee  
100 Peabody Place  
Suite 1100  
Memphis, TN 38103

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 T.C.A. Section  
67-4-409(f)(i).

*[Handwritten Signature]*

AFFIANT

Name and Address of the Person or Entity  
Responsible for Payment of the Payment-in-Lieu-  
of-Taxes:

Exel Inc. d/b/a DHL Supply Chain (USA)  
360 Westar Boulevard  
Westerville, Ohio 43082

Subscribed and sworn to before me this  
9<sup>th</sup> day of December, 2020

*[Handwritten Signature]*

NOTARY PUBLIC

Tax Parcel Identification No.:  
094300 00601C

My commission expires:



**EXHIBIT A**

**LEGAL DESCRIPTION**

LAND IN SHELBY COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

PHASE 10 "PARCEL A" HOLMES/MINERAL WELLS P.D. AS RECORDED IN PLAT BOOK 189, PAGE 15, IN THE REGISTER'S OFFICE IN MEMPHIS, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN IN THE EAST LINE OF DISTRIplex FARMS DRIVE (84' R.O.W.), SAID PIN BEING 832.15 FEET NORTH OF THE INTERSECTION POINT OF THE NORTH LINE OF GLOBAL DRIVE (84' R.O.W.) AND THE EAST LINE OF SAID DISTRIplex FARMS DRIVE AS MEASURED ALONG SAID EAST LINE; THENCE LEAVING SAID EAST LINE, S 72°59'52" E A DISTANCE OF 1,270.43 FEET TO A SET IRON PIN; THENCE S 01°44'16" W A DISTANCE OF 19.38 FEET TO A SET IRON PIN; THENCE S 88°15'44" E A DISTANCE OF 33.56 FEET TO A SET IRON PIN; THENCE S 17°00'08" W A DISTANCE OF 796.18 FEET TO A SET IRON PIN, SAID PIN BEING A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,083.00 FEET AND AN ARC LENGTH OF 174.29 FEET (CHORD = N 77°35'44" W - 174.10 FEET) TO A SET IRON PIN, SAID PIN BEING A POINT OF TANGENCY, THENCE, N 72°59'06" W A DISTANCE OF 919.34 FEET TO A SET IRON PIN, SAID PIN BEING A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,167.00 FEET AND AN ARC LENGTH OF 44.17 FEET (CHORD = N 74°34'10" W - 44.17 FEET) TO A SET IRON PIN, SAID PIN BEING A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET AND AN ARC LENGTH OF 52.78 FEET (CHORD = N 66°15'36" W - 52.56 FEET) TO A SET IRON PIN, SAID PIN BEING A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET AND AN ARC LENGTH OF 45.28 FEET (CHORD = N 33°46'49" W - 44.01 FEET) TO A SET IRON PIN, SAID PIN BEING A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET AND AN ARC LENGTH OF 55.16 FEET (CHORD N 00°53'58" W - 54.91 FEET) TO A SET IRON PIN, SAID PIN BEING A POINT OF TANGENCY, SAID PIN ALSO BEING ON THE EAST LINE OF SAID DISTRIplex FARMS DRIVE; THENCE ALONG SAID EAST LINE, N 08°23'44" E A DISTANCE OF 201.64 FEET TO A SET IRON PIN, SAID PIN BEING A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,083.00 FEET AND AN ARC LENGTH OF 95.34 FEET (CHORD - N 10°55'03" E - 95.31 FEET) TO A SET IRON PIN, SAID PIN BEING A POINT OF TANGENCY; THENCE N 13°26'23" E A DISTANCE OF 441.07 FEET TO THE POINT OF BEGINNING.

Tax Identification No. 094-300-00601C.



# Shelby County Tennessee

## *Shelandra Y Ford*

Shelby County Register

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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.

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CHRISTINAM	2144368-20142280
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VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	29.00

SHELANDRA Y FORD  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100

Website: [www.register.shelby.tn.us](http://www.register.shelby.tn.us) Email: [register@shelbycountyttn.gov](mailto:register@shelbycountyttn.gov)