Davidson County DEEDWARRSP
Recvd: 12/13/16 12:29 7 pgs
Fees:38.00 Taxes:2112.70
20161213-0130643

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this 7 day of November, 2016, between SCF RC Master Funding I LLC, a Delaware limited liability company (f/k/a SCFRC-HW-G LLC, a Delaware limited liability company) ("***Grantor***"), duly organized under and by virtue of the laws of the State of Delaware, party of the first part, and SCF RC Funding I LLC, a limited liability company ("***Grantee***"), a Delaware limited liability company, party of the second part,

WITNESSETH: That for and in consideration of the sum of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part all of Grantor's right, title and interest in and to that certain real property situated in Davidson County, Tennessee, legally described on **Exhibit A** hereto, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "***Property***"), subject to current taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose.

TO HAVE AND TO HOLD, all and singular, the Property to the party of the second part, their successors and assigns to their own use forever.

BEING the same premises that CNL APF Partners, LP by Special Warranty Deed dated June 16, 2017 and recorded in the Office of the Register of Deeds for Davidson County, Tennessee at Instrument No. 20160628-0065867, granted and conveyed unto SCF RC Master Funding I LLC, a Delaware limited liability company (f/k/a SCFRC-HW-G LLC, a Delaware limited liability company), the Grantor herein.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Property, and that it has good right to sell and convey the same; and that the party of the first part will warrant and defend the same against all claims and demands of the party of the first part, but against none other, subject to the matters above set forth.

818199TN1

#4722
Davidson County, TN

Whenever the word "***party***" is used herein, it shall mean "***parties***" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 8 day of November, 2016.

GRANTOR:

SCF RC MASTER FUNDING I LLC, a Delaware limited liability company

By: SCF Realty Capital LLC, manager

By: _____
Name: Gregg Seibert
Title: COO

STATE OF NEW JERSEY)
)
COUNTY OF MERCER)

BE IT REMEMBERED, that on this 8 day of November, 2016, before me, the subscriber, personally appeared Gregg Seibert, who, being by me duly sworn on [his/her] oath, does make proof to my satisfaction that he/she is the COO of SCF Realty Capital LLC, manager of SCF RC Master Funding I LLC, a Delaware limited liability company, the company named in the within instrument; that the execution as well as the making of the within instrument by said individual has been duly authorized by the members of said company; that he/she signed and delivered the said instrument in such capacity as aforesaid; that the within instrument was signed and delivered by him/her as and for his/her voluntary act and deed and as and for the voluntary act and deed of the limited liability company.

Vanessa N. Riscica
Notary Public

(SEAL)
My Commission Expires: 9.9.21

VANESSA N RISCICA
My Commission Expires
NOTARY PUBLIC
09-09-2021
STATE OF NEW JERSEY

[Tennessee-Deed]

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(FOR RECORDING DATA ONLY)

Property Address:
7075 Old Hardin Pike
Bellevue, TN 37221-2805

Property Owner:

SCF RC Funding I LLC
47 Hulfish Street
Suite 210
Princeton, NJ 08542

Map & Parcel Number:
147-135.00

Affiant

Mail tax bills to: (Person or Agency responsible for payment of taxes)

This instrument prepared by:

Reed Smith LLP
1717 Arch Street
Philadelphia, PA 19108
Attn: Steve Lyons

Return to:

Reed Smith LLP
1717 Arch Street
Philadelphia, PA 19108
Attn: Steve Lyons

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $571,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this 7 day of December, 2016.

Notary Public

My Commission Expires:
11/24/17

State tax: $_____
Recording fee: $_____
Total: $_____

SALLY A. PEARSON
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Nov. 24, 2017

Send Tax Bill to:
SCF RC Funding
47 Hulfish St, Ste 210
Princeton, NJ 08542

TENNESSEE

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee and described as follows:

Parcel I

Land in Davidson County, Tennessee, being Lot No. 1A on the Plan of the Resubdivision of Lot 1, Peggy Ann Wiggins Division of record in Book 6200, page 169, in the Office of the Register of Deeds for Davidson County, Tennessee, to which plat reference is hereby made for a more complete desciription.

Being the same property conveyed to CNL APF Partners, L.P., a Delaware limited partnership, a Delaware limited partnership by deed of record in Instrument No. 201306240064648, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH:

All rights accruing to Parcel I established by that certain Declaration of Easements, dated as of May 23, 1995 (the "Declaration"), made by Shoney's , Inc., Tennessee corporation, recorded in Book 9692, page 927, in the office of the Register of Deeds for Davidson County, Tennessee, including, without limitation, the following;

(a) A nonexclusive, perpetual easement appurtenant to Parcel I, for the benefit of the Owner (as defined in the Declaration, to which reference is hereby made) of Parcel I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for vehicular and pedestrian ingress, egress and access to and from Parcel ! over, upon and across the driving lanes existing on the date of the Declaration of the Captain D's Easement Area (as defined and described in the Declaration, to which reference is hereby made for a more complete description);

(b) A nonexclusive, perpetual easement appurtenant to Parcel I, for the benefit of the Owner (as defined in the Declaration, to which reference is hereby made) of Parcel I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for the parking of motor vehicles over and upon the designated parking spaces existing on the date of the Declaration on the Captain D's Easement Area (as defined and described in the Declaration, to which reference is hereby made for a more complete description); and

(c) A nonexclusive, perpetual easement appurtenant to Parcel I, for the benefit of the Owner (as defined in the Declaration, to which reference is hereby made) of Parcel I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for the operation, repair and maintenance of all utility lines existing on the date of the Declaration and serving Parcel I that

are located on, across, over and under Tract II (as defined and described in the Declaration, to which reference is hereby made for a more complete description).

TOGETHER WITH:

All rights accruing to Parcel I established by the Plan of the Resubdivision of Lot 1, Peggy Ann Wiggins Division of record in Plat Book 6200, page 169, in the Office of the Register of Deeds for Davidson County, Tennessee (the "Plat"), including, without limitation, a nonexclusive, perpetual Joint Access Easement, for the benefit of Parcel I, over, upon and across that portion of Lot 1B (as established by the Plat), in the Office of the Register of Deeds for Davidson County, Tennessee) and that portion of Lot 2 (as established by the Plan of Peggy Ann Wiggins Division of record in Book 5800, page 243, in the Office of the Register of Deeds for Davidson County, Tennessee), included within the bounds of the shaded Joint Access Easement depicted by the Plat.

True Copy Certification

I, Stefanie Robertson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Marie Soja], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marie D Soja
Notary's Signature

My Commission Expires: 1-1-19
Notary' Seal (if on paper)

MARIE D. SOJA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Jan. 1, 2019