BILL GARRETT, Davidson County
Trans:T20160110104 DEEDWARRSP
Recvd: 12/14/16 15:50 6 pgs
Fees:33.00 Taxes:6937.50
20161214-0131404

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
SHIHADEH PROPERTY HOLDINGS, LLC 202 Devon Farms Road, Stormville, NY 12582	Same	02600017800

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, CHM RIVERGATE, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to SHIHADEH PROPERTY HOLDINGS, LLC, a New York limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 2224 Gallatin Pike North, Madison, TN 37115.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 14th day of December, 2016.

CHM RIVERGATE, LLC

By: _____

Name: Michael T. McGuffin

Title: Vice President

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Michael McGuffin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the V.P. of CHM RIVERGATE, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 12 day of December, 2016.

_____
Notary Public

BRENDA REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3/10/19

STATE OF New York)

COUNTY OF Dutchess)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,875,000.00.

Sworn to and subscribed before me this 12th day of December, 2016.

Notary Public

My Commission Expires:

11-15-2018

MAHER A. FAKHOURI
NOTARY PUBLIC, State of New York
No. 02FA6225000
Qualified in Dutchess County
Commission Expires 11-15-18

EXHIBIT A

Tract 1

Land in Davidson County, Tennessee, being Lot 2 as shown on the Resubdivision of Lot 1 of Partition Plat of Wal-Mart Liberty Subdivision of record in Instrument No. 20160314-0024242, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description.

Also described as:
Land in Davidson County, Tennessee, being part of Lot 1 on the plan of Partition Plat of Wal-Mart Liberty Subdivision of record in Instrument Number 20131115-0118339, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Tract 2

TOGETHER WITH that certain easement for access as shown on the Plat of record in Instrument No. 20131115-0118339, Register's Office for Davidson County, Tennessee.

TOGETHER WITH rights under the Access Easement dated as of March 31, 2016 of record in Instrument No. 20160401-0031202 in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH rights under the Utility Easement Agreement dated as of March 31, 2016 of record in Instrument No. 20160401-0031203 in the Registers Office for Davidson County, Tennessee.

TOGETHER WITH appurtenant easements established pursuant to the Declaration of Easements, Covenants and Restrictions dated March 31, 2016, of record at Instrument No. 201604010031204, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to CHM Rivergate, LLC, a Tennessee limited liability company from Wal-Mart Real Estate Business Trust, a Delaware statutory trust, in Instrument No. 20160401-0031201, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2017 and subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument No. 201311150118339, Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 8275 Page 960, Register's Office of Davidson County, Tennessee.

4. Deed of Conveyance Easement of record in Book 8486, Page 366, Register's Office of Davidson County, Tennessee.

5. Stormwater Detention Agreement Easement of record in Book 8783 Page 193, Register's Office of Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 200706250075187, Register's Office of Davidson County, Tennessee.

7. Easement of record in Instrument No. 201309240100383, Register's Office of Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument No. 201310140107344

9. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument No. 201310140107385, Register's Office of Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument No. 201310140107398, Register's Office of Davidson County, Tennessee.

11. Easement Agreement of record in Instrument No. 201312020122282, Register's Office of Davidson County, Tennessee.

12. Bus Route Easement, Bus Stop Shelter Easement and Maintenance Agreement of record in Instrument No. 201312090124706, Register's Office of Davidson County, Tennessee.

13. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 201403050018311, Register's Office of Davidson County, Tennessee.

14. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in instrument 201403050018325, Register's Office of Davidson County, Tennessee.

15. Restrictions set out in Deed of record in Instrument No. 20160401-0031201, Register's Office of Davidson County, Tennessee.

16. Declaration of Maintenance Covenants of record in Instrument No. 20160401-0031200, Register's Office of Davidson County, Tennessee.

17. Declaration of Easements, Covenants, and Restrictions of record in Instrument No. 20160401-0031204, Register's Office of Davidson County, Tennessee.

18. Rights of others in the Access Easement of record in Instrument No. 20160401-0031202, Register's Office of Davidson County, Tennessee.

19. Rights of others in the Utility Easement Agreement of record in Instrument No. 20160401-0031203, Register's Office of Davidson County, Tennessee.

20. All matters shown on Plat of record in Instrument No. 20160314-0024242, Register's Office of Davidson County, Tennessee.

21. Rights of tenants in possession under unrecorded leases.