Davidson County DEEDWARRSP
Recvd: 12/16/16 10:30 6 pgs
Fees:33.00 Taxes:2319.90
20161216-0132019

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, 2016 and recorded in the Register's Office for Davidson County, Tennessee at Instrument No. 201606280065865, 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.

818199TN10

#4717
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.

[SIGNATURES ON THE FOLLOWING PAGE]

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: Craig 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 Craig 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

[Tennessee-Deed]

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

****

(FOR RECORDING DATA ONLY)

Property Address:
2633 Old Lebanon Road
Nashville, TN 37214-2424

Property Owner:

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

Map & Parcel Number:
095-040-187.00

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 $627,000, 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

Mail Tax bill to:
SCF RC Funding I, LLC
47 Hulfish St, Ste 210
Princeton, NJ 08542

TENNESSEE

EXHIBIT A

Legal Description

Tract I

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Lebanon Pike Shoney's and Lee's as shown on plat of record in Plat book 9700, page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to CNL APF Partners, L.P., a Delaware limited partnership from USRP Funding 2001-A, L.P., a Delaware limited partnership by Warranty Deed recorded in Instrument No. 201306240064637, in the Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 201309050093407, in the Register's Office for said County.

Tract II

All Easement rights accruing to Tract I granted in that certain Declaration of Easements, dated as of September 29, 1995 (the "Declaration"), by Shoney's Inc., recorded in Book 9815, page 258, in the Office of the Register of Deeds for Davidson County, Tennessee, and as set forth on the Plan of the Subdivision of the Lebanon Pike Shoney's and Lee's, recorded in Book 9700, page 40, in the Office of the Register of Deeds for Davidson County, Tennessee, including, without limitation, a nonexclusive, perpetual easement, appurtenant to Tract I ad for the benefit of the Owner (as defined in Declaration, to which reference is hereby made) of Tract I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for vehicular and pedestrian ingress and egress over, upon and across the Shoney's Access Easement Area (as defined and described in the Declaration, to which reference is herby made for a more complete description).

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