2

OWNER/RESPONSIBLE TAXPAYER
ExchangeRight Net Leased Portfolio 19, LLC
200 S. Los Robles Avenue, Suite 210
Pasadena, California 91101
Map/Parcel 09600005900

THIS INSTRUMENT PREPARED BY:
Gentry, Tipton & McLemore, P.C.
900 S. Gay Street, Suite 2300
Knoxville, Tennessee 37902

SPECIAL WARRANTY DEED

THIS INDENTURE made as of the 15 day of December, 2017, between **TOOLES BEND PARTNERS, LLC**, a Tennessee limited liability company, First Party, and **EXCHANGERIGHT NET LEASED PORTFOLIO 19, LLC**, an Iowa limited liability company, Second Party:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of **TEN and NO/100 ($10.00) DOLLARS**, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SITUATED in the 14th Councilmanic District of Davidson County, Tennessee, and being known and designated as Lot 1 as shown on Final Plat Resubdivision of Lots 1 & 2 Dollar General SP Plan of Resubdivision of Lot 2 Revision of Stewartwood Instrument No. 20010411-0035775, dated July 4, 2012, filed for record as Instrument No. 20121001-0088856 in the Davidson County Register of Deeds Office, to which plat specific reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Tooles Bend Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from Montgomery G. Turner, Sr., dated June 12, 2013, filed for record as Instrument No. 20130617-0061617 in the Davidson County Register of Deeds Office.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to 2017 taxes, which shall be prorated as of the date of closing, and which Second Party assumes and agrees to pay, and the matters set forth on Exhibit "A" attached (the "Encumbrances").

FIRST PARTY covenants that it has a good and lawful right to sell and convey the same. First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through or under the First Party, but no further or otherwise, except as to the Encumbrances.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

[Remainder of page intentionally blank; Signature page follows]

Bill Garrett Davidson County
Batch# 42624 DEEDWARRSP
12/29/2017 09:35:05 AM 4 pgs
Fees: $23.00 Taxes: $7,074.40
20171229-0132209

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument as of the day and year first above written.

TOOLES BEND PARTNERS, LLC,
a Tennessee limited liability company

By:_____
Donald O. Taylor, Manager

STATE OF TENNESSEE)

COUNTY OF KNOX)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Donald O. Taylor, in his capacity as Manager of TOOLES BEND PARTNERS, LLC, a Tennessee limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, as such Manager, and with full authority, executed the same voluntarily for and as the authorized acts of said company on the day the same bears date.

Given under my hand and seal this the 14th day of December, 2017.

CYNTHIA L. BRANDES STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public: Cynthia L Brandes
My Commission Expires: January 30, 2021

I hereby swear of affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,912,000.00.

_____
Affiant

Subscribed and sworn to before me this 14th day of December, 2017.

By: Cynthia L Brandes
Notary Public

My Commission Expires: January 30, 2021

CYNTHIA L. BRANDES STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

EXHIBIT A

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

2. Grant of Transmission Line Easement of record in Book 1303, page 30, in the Register's office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4772, page 720, in the Register's office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8290, page 936, in the Register's office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record as Instrument No. 20010306-0021111, in the Register's office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record as Instrument No. 20010802-0082425, in the Register's office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record as Instrument No. 20040720-0086433, in the Register's office for Davidson County, Tennessee.

8. Stormwater Detention Agreement of record as Instrument No. 20070501-0051546, in the Register's office for Davidson County, Tennessee.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20120827-0076914, in the Register's office for Davidson County, Tennessee.

10. Memorandum of Lease by and between Montgomery G. Turner, Sr., as ("Landlord") and Dolgencorp, LLC, a Kentucky limited liability company, as ("Tenant") filed for record as Instrument No. 20121105-0101936; as assigned to Tooles Bend Partners, LLC, a Tennessee limited liability company, by Assignment of Lessor's Interest in Lease Agreement dated June 13, 2013, filed for record as Instrument No. 20130617-0061618. As assigned to ExchangeRight Net Leased Portfolio 19 LLC, an Iowa limited liability company, by that certain Assignment of Memorandum of Lease, recorded December 29, 2017, in Book *, Page _____.
*20171229-0132209

11. Final Plat Resubdvision Memorandum of Lots 1 & 2 Dollar General SP Plan of Resubdivision of Lot 2 Revision of Stewartwood, dated July 4, 2012, filed for record as Instrument No. 20121001-0088856 in the Davidson County Register of Deeds Office discloses the following:

    a. 300 foot TVA easement running through the northern portion of subject property;
    b. public utility and drainage easement located in the southern portion of subject property;
    c. 42 foot reservation for right of way located along Stewarts Ferry Pike;
    d. 13 foot right of way reservation to provide a total of 48 foot right of way along Stewarts Ferry Pike;
    e. 5 foot by 25 foot anchor easement located in the southern portion of subject property;
    f. 20 foot public utility easement located along Stewarts Ferry Pike;
    g. drainage easement for roadway culvert located in the southern portion of subject property;
    h. access greenway trail easement along the southern and eastern boundary of subject property;

i. 15 foot sanitary sewer easement possibly within the southeastern corner of subject property;
j. 50 foot floodway buffer zone, 25 foot floodway buffer zone, and public access easement running from Stewarts Ferry Pike through the center of subject property;
k. public utility and drainage easement in the northeastern corner of subject property;
l. 20 foot sanitary sewer easement running through the subject property; and
m. 20 foot sanitary sewer easement running along the eastern boundary of subject property.