Bill Garrett Davidson County
Batch# 66094 DEEDWARRSP
03/07/2018 10:10:37 AM 4 pgs
Fees: $23.00 Taxes: $18,172.55
20180307-0021436

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Tennessee CVS Pharmacy, L.L.C. c/o CVS Health Corporation One CVS Drive Woonsocket, RI 02895	1171000750 1171100600	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **3715 HILLSBORO HOLDINGS, LLC**, a Tennessee limited liability company (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **TENNESSEE CVS PHARMACY, L.L.C.**, a Tennessee limited liability company (the "***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on **Exhibit B**, attached hereto and incorporated herein by reference (the "***Permitted Encumbrances***").

This is improved property located at 3715 Hillsboro and 2101 Crestmoor, Nashville, Davidson County, Tennessee, 37215.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein. Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,911,500.00.

Affiant

Subscribed and sworn to before me this 2nd day of March, 2018.

Notary Public
My Commission Expires: 4-24-2020

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

7/4121007.2

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of this 2nd day of March, 2018.

GRANTOR:

3715 HILLSBORO HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Name: Megan H. Hayden
Title: Co-Manager

By: _____
Name: Kathy H. Granger
Title: Co-Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, Brenda L. Farmer, a Notary Public in and for the State and County aforesaid, personally appeared **Megan H. Hayden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Manager of 3715 Hillsboro Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that as such Co-Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Co-Manager.

WITNESS my hand and seal, this the 1st day of March, 2018.

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires NOV 2, 2018

_____
Notary Public
My Commission Expires: 11-12-2018

STATE OF California)
COUNTY OF San Diego)

Before me, the undersigned, Theresa Parsons, a Notary Public in and for the State and County aforesaid, personally appeared **Kathy H. Granger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Manager of 3715 Hillsboro Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that as such Co-Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Co-Manager.

WITNESS my hand and seal, this the 26th day of ~~March~~ February, 2018.

_____
Notary Public
My Commission Expires: Feb 28, 2018

THERESA PARSONS
Notary Public - California
San Diego County
Commission # 2056598
My Comm. Expires Feb 28, 2018

Exhibit A
Property

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows:

Tract I

Land in Davidson County, Tennessee being Lots Nos. 1 and 2 of Block "E" on the Plan of Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 1 and 2 front together 100.95 feet on the westerly side of Hillsboro Road and run back 163.9 feet to the northerly line and 140 feet on the southerly line, with the northerly margin of Crestmoor Road, formerly Henry Avenue, to an alley, measuring 98 feet thereon.

Tract II

Land in Davidson County, Tennessee being Lot No. 1 and the East 20 feet of Lot No. 2, Block "A" on the Map of Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the north side of Crestmoor Road, formerly Henry Avenue, and runs back between parallel lines, along the westerly margin of an alley, 170 feet to a 5 foot reserved strip. Said part of Lot No. 2 adjoins said Lot No. 1 and fronts 20 feet on the north side of Crestmoor Road, formerly Henry Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to 3715 Hillsboro Holdings, LLC by Quitclaim Deed of record at Instrument Number 20140707-0059200, in the Register's Office of Davidson County, Tennessee.

Exhibit B
Permitted Encumbrances

1. Real estate taxes, stand-by fees, and assessments (general and special) for the year 2018 and all subsequent years.

2. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances, and Ordinance No. BL2017-590, as amended by Amendment No. 1 to Ordinance No. BL2017-590.

3. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

4. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private street, road or right-of-way.

5. All matters that would be referenced or indicated on a survey of the Property.