Karen Y Johnson Davidson County
Batch# 151640 DEEDWARRSP
10/16/2018 09:18:11 AM 7 pgs
Fees: $38.00 Taxes: $46,620.00
20181016-0102280

This Instrument Prepared By:
Steven A. Brickman, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9th day of October, 2018, by and between MISHORIM GOLD NASHVILLE 1031, LLC, a Delaware limited liability company, party of the first part, and FESTIVAL CENTER BIRMINGHAM, LP, a Delaware limited partnership, GRANTS MILL SHOPPING CENTER, LP, a Delaware limited partnership, and MISHORIM GOLD NASHVILLE, LP, as tenants in common with the following ownership percentages: (a) Festival Center Birmingham, LP, owning a 40% tenancy in common interest; (b) Grants Mill Shopping Center, LP, owning a 24% tenancy in common interest; and (c) Mishorim Gold Nashville, LP, owning a 36% tenancy in common interest.

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($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 that certain real estate, situated and being in Davidson County, State of Tennessee, which is more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Property").

The Property and this conveyance are subject to the matters and exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the Property; that it has good right to sell and convey the same; that the same is unencumbered, except as set out on Exhibit B hereto; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one more person or entity be referred to, and pronouns used herein 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 the day and year first above written.

MISHORIM GOLD NASHVILLE 1031, LLC, a Delaware limited liability company

By: _____
Name: Maoz Goldshtein
Title: Authorized Signatory

STATE OF AL)
) SS
COUNTY OF Etowah)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maoz Goldshtein, the Authorized Signatory of Mishorim Gold Nashville 1031, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of October, 2018.

_____
NOTARY PUBLIC

Commission expires 13Sep2020

Christina Mulkey-Dayton
Notary
Public
Alabama State at Large

DOCSBHM\2249056\1

Property address:

Shoppes at Hickory Hollow
Antioch, Tennessee

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 $12,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Name and address of property owner:

Mishorim Gold Nashville, LP
9378 Arlington Expressway
Jacksonville, Florida 32225

Mishorim Gold Nashville, LP

By: _____
Name: Maoz Goldshtein
Its: Authorized Signatory

SUBSCRIBED and sworn to me this 9th day of October, 2018.

Name and address of person or entity responsible for payment of real property taxes:

Mishorim Gold Nashville, LP
9378 Arlington Expressway
Jacksonville, Florida 32225

_____
Notary Public

My Commission Expires:
13 Sep 2020

Christina Mulkey-Dayton
Notary Public
Alabama State at Large

Map + Parcel 163-00-0
302.00

DOCSBHM\2249056\1

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

PARCEL I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE "RESUBDIVISION OF SECTION TWO - BELL FORGE COMMERCIAL PARK", AS SHOWN ON PLAT OF RECORD IN BOOK 6900, PAGE 90 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) IN THE SOUTHERLY RIGHT-OF-WAY OF BELL ROAD AT THE RADIUS RETURN INTERSECTION WITH THE NORTHEAST RIGHT-OF-WAY OF MT. VIEW ROAD;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF BELL ROAD FOR THE NEXT TWO CALLS AS FOLLOWS:

NORTH 69°11'55" EAST A DISTANCE OF 471.65' TO AN IRON PIN (FOUND);

ALONG A 1712.14' RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 4°55'33", A CHORD BEARING AND DISTANCE OF NORTH 66°42'37" EAST - 147.15' FOR AN ARC LENGTH OF 147.20' TO AN IRON PIN (FOUND) AT THE RADIUS RETURN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF BELL FORGE LANE EAST;

THENCE WITH THE WESTERLY AND NORTHERLY RIGHT-OF-WAY OF BELL FORGE LANE EAST FOR THE NEXT EIGHT CALLS OF FOLLOWS:

ALONG A 30.00' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 88°17'34", A CHORD BEARING AND DISTANCE OF SOUTH 72°12'03" EAST - 41.79' FOR AN ARC LENGTH OF 46.23' TO AN IRON PIN (FOUND);

ALONG A 915.93' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 5°43'39", A CHORD BEARING AND DISTANCE OF SOUTH 21°44'53" EAST - 91.52' FOR AN ARC LENGTH OF 91.56' TO AN IRON PIN (FOUND);

NORTH 67°30'26" EAST A DISTANCE OF 9.32' TO AN IRON PIN (FOUND);

ALONG A 996.39' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 7°37'00", A CHORD BEARING AND DISTANCE OF SOUTH 18°41'04" EAST - 132.36' FOR AN ARC LENGTH OF 132.46' TO AN IRON PIN (FOUND);

SOUTH 14°52'37" EAST A DISTANCE OF 423.49' TO AN IRON PIN (FOUND);

ALONG A 420.00' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 85°58'09", A CHORD BEARING AND DISTANCE OF SOUTH 28°07'43" WEST - 572.71' FOR AN ARC LENGTH OF 630.19' TO AN IRON PIN (FOUND);

SOUTH 71°09'29" WEST A DISTANCE OF 208.20' TO AN IRON PIN (FOUND) IN CONCRETE;

ALONG A 25.00' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 95°04'42", A CHORD BEARING AND DISTANCE OF NORTH 61°49'27" WEST - 36.89' FOR AN ARC LENGTH OF 41.49" TO AN IRON PIN (FOUND) AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF MT. VIEW ROAD;

THENCE WITH EASTERLY RIGHT-OF-WAY OF MT. VIEW ROAD FOR THE NEXT THREE CALLS FOLLOWS:

ALONG A 725.74' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 15°28'45", A CHORD BEARING AND DISTANCE OF NORTH 06°25'43" WEST - 195.47' FOR AN ARC LENGTH 196.07' TO AN IRON PIN (FOUND);

NORTH 01°49'59" EAST A DISTANCE OF 178.09' TO AN IRON PIN (FOUND);

ALONG A 611.81' RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 8°40'13", A CHORD BEARING AND DISTANCE OF NORTH 03°09'04" WEST - 92.50' FOR AN ARC LENGTH OF 92.58' TO AN IRON PIN (FOUND) AT THE SOUTHWEST CORNER OF LOT 2 OF THE "RESUBDIVISION OF SECTION TWO - BELL FORGE COMMERCIAL PARK" AS SHOWN ON PLAT OF RECORD IN BOOK 6900, PAGE 90 R.O.D.C.;

THENCE LEAVING SAID RIGHT-OF-WAY WITH THE SOUTH, EAST AND NORTH BOUNDARIES OF LOT 2 FOR THE NEXT FOUR CALLS AS FOLLOWS:

NORTH 74°57'50" EAST A DISTANCE OF 98.74' TO A P-K NAIL (FOUND);

NORTH 15°04'49" WEST A DISTANCE OF 140.23' TO AN IRON PIN (FOUND);

ALONG A 15.00 RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 89°01'33", A CHORD BEARING AND DISTANCE OF NORTH 61°22'13" WEST - 21.03' FOR AN ARC LENGTH OF 23.31' TO AN IRON PIN (FOUND);

SOUTH 75°08'10" WEST A DISTANCE OF 82.68' TO AN IRON PIN (SET) IN THE EASTERLY RIGHT-OF-WAY OF MT. VIEW ROAD;

THENCE WITH SAID EASTERLY RIGHT-OF-WAY FOR THE NEXT FIVE CALLS AS FOLLOWS:

ALONG A 611.81' RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 32°00'55", A CHORD BEARING AND DISTANCE OF NORTH 38°02'56" WEST - 337.43' FOR AN ARC LENGTH OF 341.86' TO A LEAD PLUG (FOUND) IN A SIDEWALK;

NORTH 53°52'50" WEST A DISTANCE OF 54.60' TO A CHISELED "X" (FOUND) IN A SIDEWALK;

THENCE NORTH 36°07'10" EAST A DISTANCE OF 8.50' TO A DISTURBED IRON PIN (FOUND);

ALONG A 38.00' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 45°22'09", A CHORD BEARING AND DISTANCE OF NORTH 34°44'04" WEST - 29.31' FOR AN ARC LENGTH OF 30.09' TO AN IRON PIN (FOUND)'

ALONG A 25.00' RADIUS CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 49°04'10", A CHORD BEARING AND DISTANCE OF NORTH 44°39'50" EAST - 20.76' FOR AN ARC LENGTH OF 21.41' TO THE POINT OF BEGINNING.

PARCEL II:

EASEMENT(S) BENEFITTING PARCEL I AS CONTAINED IN GRANT OF RECIPROCAL EASEMENTS, USE, AND MAINTENANCE AGREEMENT BY AND BETWEEN BELL FORGE SHOPPING CENTER, LTD., A TEXAS LIMITED PARTNERSHIP, AND EDUCATORS CREDIT UNION OF NASHVILLE, OF RECORD IN BOOK 6855, PAGE 114, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL III:

EASEMENT(S) BENEFITING PARCEL I AS CONTAINED IN DEED OF EASEMENT FROM MAP, LTD., A TENNESSEE LIMITED PARTNERSHIP, HAVING BAM, INC., AS GENERAL PARTNER, BELL FORGE COMMERCIAL PARK OWNERS ASSOCIATIONS, A NON-PROFIT ASSOCIATION, AND AFPC EQUITY INVESTOR LAND FUND 83-1, LTD., GENERAL PARTNERSHIP, HAVING W. GERALD EZELL AS GENERAL PARTNER, OF RECORD IN BOOK 6301, PAGE 771, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MISHORIM GOLD NASHVILLE 1031, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED FROM BRE RETAIL NP SHOPPES AT HICKORY HOLLOW OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20180524-0050035 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

The lien of real estate taxes and assessments not yet due and payable, state of facts shown on a current accurate survey of the Property and the rights of tenants and parties in possession, and all covenants, easements, rights of way, conditions, restrictions and other matters of record affecting the Property (excluding monetary liens and encumbrances of record).