Prepared By:
Allissa L. Sims
Kutak Rock LLP
234 E. Millsap Road, Suite 200
Fayetteville, AR 72703

Return Recorded Document to:
Lawyers Title
Attn: Denise Bell
4131 N. Central Expressway, Suite 450
Dallas, TX 75204

Karen Johnson Davidson County
Batch# 228905 DEEDQC
05/13/2019 10:06:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20190513-0044540

Name and address of new owner and
Tax Bills should be sent to:
Sam's Real Estate Business Trust
Attn: Property Tax Department
2001 SE 10th Street
Bentonville, AR 72716-0550

Tax ID Nos. 114000318.00 and 114000308.00

GF: 19780153482

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS:

That **WALMART INC.**, formerly known as Wal-Mart Stores, Inc., a Delaware corporation, ("Grantor"), for and in consideration of the sum of Ten and NO/100 Dollars ($10.00) and other good and valuable consideration, in hand paid by **SAM'S REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, ("Grantee"), the receipt whereof is hereby acknowledged, does hereby forever quitclaim, grant, bargain, sell, convey, and confirm unto Grantee, and unto Grantee's successors and assigns forever, all of Grantor's right, title, and interest in and to the real property situated in the County of Davidson, State of Tennessee, together with all improvements and fixtures of any kind thereon and all appurtenances thereto (the "Property"), being more particularly described as set forth in Exhibit "A", annexed hereto and incorporated herein for all purposes by this reference.

Through a series of conveyances, title to the real property and the improvements was split; Grantor and Grantee now desire for Grantee to be the sole owner of the Property.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed effective as of this 3rd day of May, 2019.

GRANTOR:

WALMART INC. f/k/a Wal-Mart Stores, Inc.,
a Delaware corporation

Thomas H. Wait, Senior Vice President

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) §§
COUNTY OF BENTON)

In the State of Arkansas, County of Benton, on this 3rd day of May, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas H. Wait to me personally known, who being by me duly sworn did say that he is Senior Vice President of the Grantor in the foregoing Quitclaim Deed and that said Quitclaim Deed was signed, sealed, and delivered by him on behalf of said corporation with authority of said corporation and said Senior Vice President acknowledged the Quitclaim Deed to be the free act and deed of said corporation.

WITNESS MY HAND and notarial seal subscribed and affixed in said County and State, the day and year in this certificate above written.

By: _____
Printed Name: Cynthia Vandevort
Notary Public

CYNTHIA M. VANDEVORT
Washington County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 20, 2024
Commission No. 12401481

My commission expires: 10-20-24

STATE OF ARKANSAS

COUNTY OF BENTON

The actual consideration for this transfer is $0.00.

AFFIANT:

WALMART INC.

Thomas H. Wait, Senior Vice President

Subscribed and sworn to before me, this the 3rd day of May, 2019.

Notary Public

My Commission Expires: 10-20-24

CYNTHIA M. VANDEVORT
Washington County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 20, 2024
Commission No. 12401481

4851-2712-3349.1

EXHBIT A

The Property

TRACT 1:

Being a tract of land in the community of Bellevue, Davidson County, Tennessee, fronting on the westerly margin of Old Hickory Boulevard and being bounded by Interstate 40 to the west, more particularly described as follows:

Beginning at a point on the westerly margin of Old Hickory Boulevard, the southeast corner of the Charles L. Picney Property as of record in Book 6372, page 209, said Register's Office; thence, with the westerly margin of Old Hickory Boulevard the following: S 05° 39' 43" E, 349.46 feet to an iron pin, N 85° 56' 58" E, 20.00 feet to an iron pin, S 04° 03' 02" E, 113.39 feet to an iron pin; thence, leaving Old Hickory Boulevard, N 84° 20' 15" W, 289.91 feet to an iron pin; thence, S 14° 32' 30" W, 117.50 feet to an iron pin; thence, S 29° 42' 29" W, 220.72 feet to an iron pin, a common corner with Belle Valley, Ltd., as of record in Plat Book 6250, page 182; thence, with Belle Valley, LTD., the following: S 32° 58' 21" W, 731.18 feet to a concrete monument, N 68° 03' 04" W, 211.51 feet to an iron pin, N 60° 42' 45" W, 128.27 feet to an iron pin, N 65° 11' 55" W, 100.50 feet to an iron pin, N 68° 54' 54" W, 211.27 feet to a fence corner; thence, with a fence, N 10° 18' 59" E, 166.78 feet to a fence corner; thence, with a fence, N. 70° 21' 27" W, 257.86 feet to a fence corner; thence, N 09° 27' 38" E, 75.39 feet to a highway monument on the easterly margin of Interstate 40; thence, with Interstate 40, N 47° 56' 04" E, 1022.89 feet to a highway monument; thence, continuing with Interstate 40, N 53° 20' 40" E, 460.03 feet to an iron pin; thence, leaving Interstate 40, S 01° 43' 27" W, 169.08 feet to an iron pin; thence, S 86° 32' 49" E, 437.35 feet to the point of beginning.

A portion being the same property conveyed to Wal-Mart Properties, Inc., by Warranty Deed from Grace Denton, a widow, of record in Book 8792, page 197, Register's Office for Davidson County, Tennessee; and

A portion being the same property conveyed to Wal-Mart Properties, Inc., by Warranty Deed from Albert L. Reggen et ux, Christine H. Regen, of record in Book 8792, page 203, Register's Office for Davidson County, Tennessee; and

A portion being the same property conveyed to Wal-Mart Properties, Inc., by Warranty Deed from Westview Plaza, L.P., a Tennessee Limited Partnership with Gaius Hill as its sole General Partner, of record in Book 8792, page 209, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Wal-Mart Properties, Inc., by Quitclaim Deed from Nashville Ventures, a Tennessee corporation, of record in Book 8792, page 216, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Wal-Mart Properties, Inc., by Quitclaim Deed from Albert L. Regen et ux, Christine H. Regen, of record in Book 8792, page 219, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Wal-Mart Properties, Inc., by Quitclaim Deed from Grace Denton, a widow, of record in Book 8792, page 222, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Wal-Mart Properties, Inc., by Quitclaim Deed from S.B. Hill, Trustee, of record in Book 8792, page 225, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Wal-Mart Properties, Inc., by Quitclaim Deed from Westview Plaza, L.P., a Tennessee limited partnership with Gaius Hill as its sole general partner, and Gaius Hill, Individually, of record in Book 8792, page 228, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed by Wal-Mart Stores, Inc. by Quitclaim Deed from Wal-Mart Properties, Inc. of record in Book 8881, Page 151, Register's Office for Davidson County, Tennessee.

TRACT 2:

Beginning at an iron pin on the West R.O.W. margin of Old Hickory Boulevard, said point being the Easternmost Southeast corner of the Wal-Mart tract and on the South margin of the Wal-Mart driveway, said point also being the Northeast corner of the Frank D. Williams parcel recorded in Book 3610, page 299, Book 3954, page 462 and Book 3952, page 271;

thence along the South line of the Wal-Mart driveway and North line of the Williams parcel, N 84°20'16" W, 289.92 feet to the East margin of another Wal-Mart driveway and a Wal-Mart corner;

thence along the East margin of the Wal-Mart driveway, which is an East line of the Wal-Mart tract, and the West line of the Williams parcel, S 14°32'30" W, 117.50 feet to another Wal-Mart corner;

thence across the Wal-Mart driveway, S 61°55'10" W, 69.07 feet to a point on the back of the curb and at the South end of a radius of the curb on the West margin of the Wal-Mart driveway which is the "True Point of Beginning" and a corner in the East line of this Lot;

thence along the back of the curb and along the East line of this Lot, S 32°58'21" W, 94.98 feet to the Southeast corner of this Lot;

thence along the South line of this Lot, N 57°01'39" W, 199.00 feet to the Southwest corner of this Lot;

thence along the West line of this Lot, N 32°58'21" E, 142.35 feet to a point on the inside face of the curb, said point also being the Northwest corner of this Lot;

thence along the inside face of the Wal-Mart parking lot curb, which is also the North line of this Lot, S 57°01'39" E, 187.22 feet to a point on the inside face of the West margin curb of the Wal-

Mart driveway, said point also being the Northeast corner of this Lot;

thence along the East line of this Lot, S 19°00'07" W, 48.81 feet to a corner point in the East line of this Lot; the "True Point of Beginning";

and containing 0.64 acres, more or less.

Being the same property reserved by Wal-Mart Stores, Inc. in Deed Book 10158, Page 525.

TRACT 3:

The Land AND all Improvements located thereon and including but not limited to the buildings, structures, and other improvements now or hereafter located on or attached to the land or any underground storage tanks:

The tract of land described as "Phase I" of WESTVIEW PLAZA, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAN OF WESTVIEW PLAZA, OF RECORD IN BOOK 7900, PAGE 506, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE and more particularly described by metes and bounds as follows:

Beginning at a point on the west margin of Old Hickory Boulevard
common corner with Lot 5:
Thence, N 85°56'58" E, 18.00 feet to a point;
Thence, S 4°03'02" E, 113.05 feet to a point;
Thence, N 84°20'16" W, 287.89 feet to a point;
Thence, S 14°32'30" W, 117.50 feet to a point;
Thence, S 29°42'29" W, 220.72 feet to a point;
Thence, S 32°58'21" W, 731.18 feet to a point;
Thence, N 68°03'04" W, 211.51 feet to a point;
Thence, N 60°42'45" W, 128.27 feet to a point;
Thence, N 65°11'56" W, 100.50 feet to a point;
Thence, N 68°54'54" W, 211.27 feet to a point;
Thence, N 10°18'59" E, 166.78 feet to a point;
Thence, N 70°21'27" W, 257.86 feet to a point;
Thence, N 9°27'38" E, 75.39 feet to a point;
Thence, N 47°56'04" E, 900.83 feet to a point;
Thence, S 75°50'37" E, 743.25 feet to a point;
Thence, S 83°07'00" E, 189.95 feet to a point;
Thence, N 42°29'44" E, 24.22 feet to the point of beginning.

BEING a portion of the same property conveyed to Wal-Mart Properties, Inc., by Quitclaim Deeds from Nashville Ventures, Inc., a Tennessee Corporation, of record in Book 8792, page 216, from Albert L. Regen et ux, Christine H. Regen, of record in Book 8792, page 219, from Grace Denton, widow, of record in Book 8791, page 222, from S.B. Hill, Trustee, of record in Book 8792, page 225, and from Westview Plaza, L.P., a Tennessee limited partnership, with Gaius Hill as its sole

general partner and Gaius Hill, Individually, of record in Book 8792, page 228, Register's Office for Davidson County, Tennessee. Wal-Mart Properties, Inc., subsequently conveyed all of its right, title and interest in and to said property to Wal-Mart Stores, Inc., by Quitclaim Deed of record in Book 8881, page 150, said Register's Office. And being the same land as conveyed by Wal-Mart Stores, Inc. to Wares Delaware Corporation by that certain Land Only Limited Warranty Deed recorded in Book 10158, Page 525 of the Register's Office for Davidson County, Tennessee, and the same land as conveyed by Wal-Mart Stores East, LP, formerly Wares Delaware Corporation, to Sam's Real Estate Business Trust by those certain Warranty Deeds recorded as instrument numbers 20060622-0074764 and 20070116-0006421 in Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

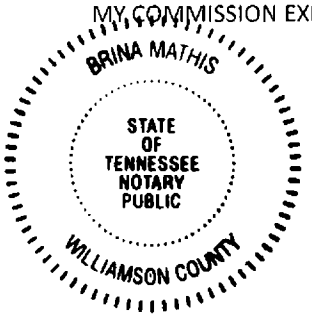
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).