Karen Johnson Davidson County
Batch# 336929 DEEDWARRSP
12/31/2019 03:12:30 PM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20191231-0135175

Prepared by:
Smith, Anderson, Blount, Dorsett,
Mitchell & Jernigan, L.L.P. (CAY)
P.O. Box 2611
Raleigh, NC 27602-2611

Return to:
Sunset Real Property I, LLC
65 Swenson Circle
Berkeley Heights, NJ 07922

MAP/PARCEL NOS:
Map 092 02 0
Parcel 025.00

TENNESSEE SPECIAL WARRANTY DEED
(without deed restriction)

THIS INDENTURE, made and entered into this 27 day of December, 2019, by and between B.F. Nashville, Inc., a Tennessee corporation (Grantor"), and Sunset Real Property I, LLC, a New Jersey limited liability company, ("Grantee").

WITNESSETH:

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in the County of Davidson, State of Tennessee, described more particularly on Exhibit "A" annexed hereto and incorporated herein by this reference, and being all (part) of the same property conveyed to Grantor by Deed of record in the Register's Office of Davidson County, Tennessee as Instrument No. 201312270130402, Tax Parcel No. 092020025.00.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

(i) The lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable.
(ii) All applicable laws (including zoning, building ordinances and land use regulations).
(iii) Rights of tenants in possession under recorded or unrecorded leases.
(iv) All matters which would be disclosed by a personal inspection or an accurate survey of the Property.
(v) All easements, restrictions, covenants, agreements, conditions, or other matters of record.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

(signature page to follow)

978370T13A

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer, this the day and year first above written.

B.F. Nashville, Inc.
a Tennessee corporation

By: _____
Name: Troy Hanke
Title: CFO

STATE OF Kentucky

COUNTY OF Jefferson

Before me, Notary Public, of the state and county aforesaid, personally appeared Troy Hanke, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be CFO of B.F. Nashville, Inc., the within named bargainor, a Tennessee corporation, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the _____ by himself as such officer.

WITNESS my hand and seal, at office in Louisville, Kentucky this 23 day of December, 2019.

_____
Notary Public

My Commission Expires: 10-28-2020

BRENDA L. HITES NOTARY PUBLIC STATE AT LARGE KENTUCKY

Name and Address of Property Owner
and Mail Tax Bills To:

Sunset Real Property I, LLC
65 Swenson Circle
Berkeley Heights, NJ 07922

Property Address:
1045 28th Ave North
Nashville, TN 37208

Recording Fee	$
Register's Fee	$
DP Fee	$
Recording Tax	$
Total	$

STATE OF ARIZONA

COUNTY OF MARICOPA

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 $2,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Sally Pearson

Subscribed and sworn to before me this the 23RD day of December, 2019.

Notary Public: Lauren Ogino

My commission expires:

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022

Exhibit "A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

A PARCEL OF LAND IN THE 21ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 25 ON METROPOLITAN NASHVILLE, TAX MAP 92-2, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF 28TH AVENUE NORTH (52 FEET AS WIDENED); SAID POINT IS 40.52 FEET SOUTHERLY FROM THE SOUTHERLY END OF THE SOUTHWESTERLY RETURN CURVE FOR JOHN A. MERRITT BOULEVARD (FORMERLY CENTENNIAL BOULEVARD); SAID POINT ALSO BEING THE SOUTHEASTERLY PROPERTY CORNER OF CIRCLE K PROPERTIES, INC. AS OF RECORD IN DEED BOOK 9055, PAGE 365, R.O.D.C., TENNESSEE, AND PROCEEDING AS FOLLOWS:

1. FROM THE POINT OF BEGINNING AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF 28TH AVENUE NORTH, S 13° 59' 42" E, 149.85 FEET TO AN EXISTING IRON PIN; THENCE.

2. LEAVING 28TH AVENUE NORTH AND WITH THE COMMON PROPERTY LINE OF THE TEMPLE BAPTIST CHURCH INCORPORATION OF NASHVILLE AS OF RECORD IN DEED BOOK 7059, PAGE 806, R.O.D.C., TENNESSEE AND THIS TRACT, S 76° 01' 10" W, 140.06 FEET TO AN EXISTING IRON PIN; THENCE.

3. LEAVING THE TEMPLE BAPTIST CHURCH AND WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY #1177(A 20-FOOT WIDE ALLEY), N 13° 43' 21" W, 150.16 FEET TO AN EXISTING IRON PIN; THENCE.

4. LEAVING THE ALLEY AND WITH THE COMMON PROPERTY LINE OF CIRCLE K PROPERTIES, INC., N 76° 08' 49" E, 139.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 20,956 SQUARE FEET OR 0.481 IF AN ACRE MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO B.F. NASHVILLE, INC., A TENNESSEE CORPORATION, BY DEED FROM U.B. PROPERTIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201312270130402, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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, [Lauren Ogino], 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.

Notary's Signature

My Commission Expires: May 21, 2022
Notary' Seal (if on paper)

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022