This Instrument Prepared by
Brian E. Crain, Esq.
Dollar Tree Stores, Inc.
500 Volvo Parkway
Chesapeake, VA 23320

Karen Johnson Davidson County
Batch# 351639 DEEDWARRSP
01/31/2020 02:14:30 PM 7 pgs
Fees: $38.00 Taxes: $7,770.00
20200131-0011770

And Return to:
First American Title Insurance Company
611 Commerce Street, Suite 3101
Nashville, TN 37203

Address New Owner(s):	Send Tax Bills To:	Block, Map, Parcel No.:
2700 Gallatin Pike Partners, LLC 209 29th Avenue North Suite 150 Nashville, TN 37203	2700 Gallatin Pike Partners, LLC 209 29th Avenue North Suite 150 Nashville, TN 37203	072-10-0-199.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDEDRATION 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 which are hereby acknowledged, **FAMILY DOLLAR STORES OF TENNESSEE, INC.**, a Virginia corporation, successor by merger to Family Dollar Stores of Nashville, Tenn., Inc., (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **2700 GALLATIN PIKE PARTNERS, LLC**, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

2700 Gallatin Pike
Nashville, TN

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that said property is free from any lien or encumbrance whatsoever, except for the matters set forth on **Exhibit B** attached hereto and made a part hereof.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself and its representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, its successors and/or assigns, against the lawful claims and demands of all persons claiming by or through Seller. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR ALSO HEREBY QUITCLAIMS in favor of Grantee, to the extent not conveyed to Grantee in the legal description attached as Exhibit A hereto, any right, title and interest that Grantor may have in and to any portion of that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT C ATTACHED HERETO AND MADE A PART HEREOF

WITNESSETH this 29th day of January, 2020.

GRANTOR:

FAMILY DOLLAR STORES OF TENNESSEE, INC.

By: Deborah T. Miller

Name: Deborah Miller

Title: Vice President

Personally appeared before me, Loretta Beth Spinler, a Notary Public for the City of Chesapeake, Virginia, Deborah Miller, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of FAMILY DOLLAR STORES OF TENNESSEE, INC., a Virginia corporation, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal this 29th day of January, 2020.

Loretta Beth Spinler

Notary Public

My Commission Expires: 10/31/2020

LORETTA BETH SPINLER COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

Loretta Beth Spinler
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7067251
My Commission Expires
October 31, 2020

2700 Gallatin Pike
Nashville, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $2,100,000.

Brina Mathis

Affiant

Subscribed and sworn to before me, this 30th day of January, 2020.

Danielle Dunn

Notary Public

My Commission Expires:
May 3, 2021

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

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Exhibit A

A tract of land in the First Civil District Metropolitan Nashville, Davidson County, Tennessee, formerly the 15th Civil District, Davidson County, Tennessee, and being Parcels 196, 197, and 198 on Tax Map 72-10 and also being part of Lot No. 3 on the Map of Division of Mrs. Lucinda Litton' s land as of record in Book 421, page 108, Register' s Office Davidson County, Tennessee, and part of Lot 35 and an unnumbered lot shown on the Map of Eastmoor Place as of record in Book 547, page 177 and 178, Register' s Office Davidson County, Tennessee, and being more particularly described together as follows:

Beginning at an iron pin set on the Easterly right-of-way line (as widened) of Gallatin Pike, U.S. 31-E, at the common corner of Parcels 197 and 198, Tax Map 72-10. Said point being South 19 degrees 15 minutes 00 seconds East, 64.00 feet from the southerly right-of-way line of East Delmar Avenue as measured along the easterly right-of-way line of Gallatin Pike; thence, with the common line between. Parcels 197 and 198 South 71 degrees 07 minutes 10 seconds East, 239.06 feet to an iron pin set in the westerly line-of Parcel 196; thence, with the common line between Parcels 196 and 197 North 19 degrees 15 minutes 00 seconds East 64.00 feet to an iron pin set on the Southerly right of-way line of East Delmar Avenue; thence, with the South right-of-way line of East Delmar Avenue South 71 degrees 07 minutes 10 seconds East, 45.25 feet to an iron pin set at the common corner of Parcels 195 and 196; thence, with the Common line of Parcels 195 and 196, Parcel 195 owned by R. D. Stein as of record in Book 6041, page-226, RODC, TN, South 19 degrees 24 minutes 48 seconds West, 234.22 feet to an existing 2" iron pipe in the North line of Parcel 200 Tax Map 72-10 which is owned by Nashville Young Men' s Christian Association (Y.M.C.A) by deed recorded in Book 2807, page 141, RODC, TN; thence, with the common line between Parcel 200 and Parcels 196 and 199, North 71 degrees 08 minutes 15 seconds West, 283.64 feet to an iron pin set in the easterly right-of-way line (as widened) of Gallatin Pike, U.S. 31-E; thence, with the Easterly right-of-way line of Gallatin Pike (as widened) North 19 degrees 15 minutes 00 seconds East, 170.30 feet to the point of beginning and containing 51,223 square feet or 1.176 acres.

Being the same property conveyed to Family Dollar Stores of Nashville, Tenn., Inc. by Warranty Deed of record in Book 6924, Page 314, and re-recorded in Book 7277, Page 241, Register's Office for Davidson County, Tennessee; the said Family Dollar Stores of Nashville, Tenn., Inc. being subsequently known as Family Dollar Stores of Memphis, Tenn., Inc. pursuant to the Articles of Merger of record in Book 8746, Page 682, in said Register's Office, and being now known as Family Dollar Stores of Tennessee, Inc., pursuant to the Articles of Merger of record in Book 10734, Page 64, in said Register's Office.

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Exhibit B

1. Taxes and assessments for the year 2020, a lien, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3841, page 600, in the Register's Office for Davidson County, Tennessee.

3. Rights of tenants pursuant to unrecorded written leases, as tenants only.

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Exhibit C

BEING located in the 7th Councilmanic District of Davidson County, Tennessee, being located southeasterly of the Gallatin Pike and Delmas Avenue intersection and being a part of Lot 3 on the Map of Division of Mrs. Lucinda Litton's Land as recorded in Plat Book 421, Page 108 in the Register's Office of Davidson County, Tennessee, and also being a part of Lot 35 and a unnumbered tract on the Map of Eastmoor Place as recorded in Plat Book 547, Page 177 in the Register's Office of Davidson County, Tennessee, and also being all of the Family Dollar Stores of Nashville, Tenn, Inc. Property as recorded in Deed Book 7277, Page 242 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at new iron pin monument in the easterly right-of-way of Gallatin Pike, said monument also being the southwesterly corner common to the Daphne Smith Property as recorded in Instrument # 20120518-0043053 in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of Gallatin Pike and continuing along with the southerly and westerly lines of the Daphne Smith Property the following two calls: S 66°17'40" E a distance of 239.06' to a new iron pin monument;

Thence N 24°04'34" E a distance of 64.00' to a new iron pin monument, said monument being the southerly right-of-way of Delmas Avenue;

Thence leaving said Daphne Smith Property and continuing along with the southerly right-of-way of Delmas Avenue, S 66°17'36" E a distance of 45.25' to a new iron pin monument, said monument being the westerly line of Lot 34 of Map of Eastmoor Place as recorded in Plat Book 547, Page 177 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Delmas Avenue and continuing along with the westerly line of Lot 34 of Map of Eastmoor Place, S 24°14'22" W a distance of 234.22' to a new iron pin monument, said monument being the northerly line of the Young Men's Christian Association of Middle Tennessee Property as recorded in Instrument # 20141216-0115011 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 34 of Map of Eastmoor Place and continuing along with the northerly line of the Young Men's Christian Association of Middle Tennessee Property, N 66°18'41" W a distance of 283.64' to a new iron pin monument in the easterly right-of-way of Gallatin Pike;

Thence leaving said Young Men's Christian Association of Middle Tennessee Property and continuing along with the easterly right-of-way of Gallatin Pike, N 24°04'34" E a distance of 170.30' to a new iron pin monument, which is the point of beginning, having an area of 51,222 square feet, 1.18 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated July 20, 2019.

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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

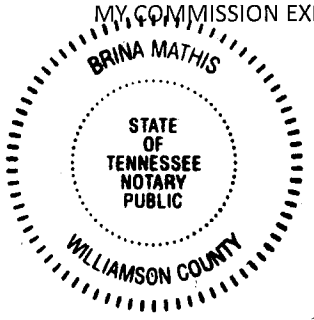
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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).