Karen Johnson Davidson County
Batch# 359621 DEEDWARRSP
02/18/2020 12:55:30 PM 7 pgs
Fees: $38.00 Taxes: $19,491.22
20200218-0017955

This instrument prepared by:
Reed Smith LLP
225 Fifth Avenue
Pittsburgh, PA 15222
Attn: Paul Didomenico, Esq.

Store No. 5869

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CP WSB-20 LLC	Walgreen Co.	07013015800
545 South Figueroa Street, Suite 614	104 Wilmot Road, MS 144G	
Los Angeles, California 90071	Deerfield, Illinois 60015	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **WALGREEN CO.**, an Illinois corporation, the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto the said **CP WSB-20 LLC**, a Delaware limited liability company, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto.

This is improved property known as 3130 Clarksville Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns forever.

UNDER AND SUBJECT to all easements, rights of way, reservations, restrictions, conditions, and matters of record that are contained and/or conveyed in prior instruments of record or are apparent upon inspection of the Property described herein.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, Grantor caused this instrument to be executed as of the 3rd day of February, 2020.

WALGREEN CO.,
an Illinois corporation

By: _____
Name: Richard N. Steiner
Title: Director and Managing Counsel

STATE OF ILLINOIS)

COUNTY OF LAKE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard N. Steiner, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Director and Managing Counsel of Walgreen Co., an Illinois corporation, and is authorized to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 3rd day of February, 2020.

_____
Notary Public

My Commission Expires: 5/7/2023

OFFICIAL SEAL
Glenda R Boecher
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 7, 2023

STATE OF ILLINOIS)

COUNTY OF LAKE)

The actual consideration or value (whichever is greater) for this transfer is $5,267,898.43.

JB _____

Affiant Richard N Steiner
Director and Managing Counsel

Subscribed and sworn before me, this 3rd day of February, 2020.

_____

Notary Public

My Commission Expires: 5/7/2023

OFFICIAL SEAL
Glenda R Boecher
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 7, 2023

EXHIBIT A

LEGAL DESCRIPTION

3130 Clarksville Pike
Nashville, Tennessee, Store No. 5869

LEGAL DESCRIPTION

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

BEING LAND IN THE FIRST CIVIL DISTRICT, SECOND COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, GENERALLY LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF BUENA VISTA PIKE AND CLARKSVILLE PIKE (HIGHWAY 41A); BEING LOT 1 ON THE PLAT OF WALGREENS CLARKSVILLE HIGHWAY, RECORDED AS INSTRUMENT NO. 200004050034229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WALGREEN CO., AN ILLINOIS CORPORATION, BY DEED FROM BORDEAUX DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 200012130122848, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Address: 3130 Clarksville Pike, Nashville, TN
Tax Parcel Number: 07013015800

True Copy Certification

I, Kimberly McBride, do hereby make oath that I am 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.

Signature

State of IL
County of Cook

Personally appeared before me Juanita Chandler a notary public for this county and state, Heather Peterson 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: _____
Notary' Seal (if on paper)

OFFICIAL SEAL
JUANITA CHANDLER
Notary Public - State of Illinois
My Commission Expires 2/21/2021