This instrument prepared by:
Laurie A. Grasso, Esq.
Hunton Andrews Kurth LLP
200 Park Avenue
New York, New York 10166

When recorded, return to:
Mark Weibel, Esq.
Thomspon & Knight LLP
1722 Routh Street, Suite 1500
Dallas, Texas 75201

Karen Johnson Davidson County
Batch# 364956 DEEDWARRSP
02/28/2020 01:28:30 PM 10 pgs
Fees: $53.00 Taxes: $10,492.46
20200228-0022443

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Spirit Master Funding X, LLC c/o Spirit Realty, L.P. 2727 N. Harwood, Suite 300 Dallas, Texas 75201	Spirit Master Funding X, LLC c/o Spirit Realty, L.P. 2727 N. Harwood, Suite 300 Dallas, Texas 75201	034-090-183.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **SVCN 4 LLC**, a Delaware limited liability company, f/k/a Spirit Master Funding VI, LLC, having a business address at c/o Service Properties Trust, Two Newton Place, 255 Washington Street, Suite 300, Newton, Massachusetts 02458 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey, subject in all respects to: (i) any charge, mortgage, pledge, security interest, restriction, deed of trust, option, preemptive purchase right, easement, encroachment, claim, lien or encumbrance, including without limitation statutory mechanics, carriers', workmen's, warehouseman's, repairmen's, materialmen's or other similar liens (any of the foregoing, a "Lien") other than a Lien that is granted by Grantor and recorded against the Property, expressly allowed by Grantor to be recorded by a third party, or exists because of Grantor's failure to satisfy a direct obligation of Grantor, or any of Grantor's parent(s), affiliate(s) and/or subsidiary(ies), in each case after September 20, 2019; (ii) any lease related to the occupancy of the Property (a "Lease"); (iii) any Lien arising because of the failure by a tenant under a Lease to satisfy its obligation under such Lease; and (iv) each of the items set forth on Exhibit B attached hereto and made a part hereof (items (i) – (iv), collectively, the "Permitted Exceptions"), unto **SPIRIT MASTER FUNDING X, LLC**, a Delaware limited liability company, having a mailing address of c/o Spirit Realty, L.P. 2727 N. Harwood, Suite 300, Dallas, Texas 75201 ("Grantee"), its successors, and assigns, certain improved real estate in Davidson County, as more particularly described on Exhibit A, attached hereto and incorporated herein (the "Property"), together with all of Grantor's right, title, and interest in and to rights, easements and privileges appurtenant to said real estate, all buildings, structures, fixtures and other improvements located on said real estate, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights of way adjoining the real estate.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee and its successors, heirs and assigns forever; and Grantor hereby covenants that, subject to the Permitted Exceptions, (i) Grantor is lawfully seized and possessed of said real estate in fee

simple, (ii) Grantor has a good right to convey it, and (iii) that the same is unencumbered, except for the Permitted Exceptions.

Grantor further covenants and binds itself, its heirs and representatives, subject to the Permitted Exceptions, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor, but against none other.

[*Remainder of Page Intentionally Left Blank. Signature Page Follows.*]

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 25 day of Nov, 2019.

SVCN 4 LLC,
a Delaware limited liability company

By: _____
Name: Todd Hargreaves
Its: Vice President

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF MIDDLESEX)

Before me, Stephanie Rufo, a Notary Public in and for the state and county aforesaid, personally appeared Todd Hargreaves to me known (or proved to me on the basis of satisfactory evidence) to be the Vice President of SVCN 4 LLC, a Delaware limited liability company, the within named grantor, who acknowledged under oath that, being duly authorized so to do, he/she executed the foregoing instrument for the purposes therein contained on behalf of said company in his capacity as Vice President of SVCN 4 LLC, a Delaware limited liability company of the within named grantor.

WITNESS my hand and seal at office this 26 day of November, 2019.

_____
Notary Public
My Commission Expires: 2/7/25

STEPHANIE RUFO
MY COMMISSION EXPIRES FEBRUARY 07, 2025
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Spirit Master Funding X, LLC / HPT Portfolio
S04906/P05474/L04252
1541 Gallatin Pike North, Madison, TN

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF MIDDLESEX)

I, Todd Hargreaves, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $2,835,799.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me
this 20 day of November,
2019.

M Golonka
Notary Public

My Commission Expires: 4/11/25

MICHELLE GOLONKA
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 11, 2025

Spirit Master Funding X, LLC / HPT Portfolio
S04906/P05474/L04252
1541 Gallatin Pike North, Madison, TN

Exhibit A
Legal Description

[See Attached]

Issuing Office File Number: S03474 - Service King

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

BEING LOT 1, RIVERGATE STATION, SECTION TWO, PHASE FIVE, RESUBDIVISION OF LOT 4A, AS SHOWN ON PLAT OF RECORD IN BOOK 11190, PAGE 74, AS AMENDED IN BOOK 11564, PAGE 88, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SITUATED IN THE EASTERLY MARGIN OF GALLATIN PIKE, SAID POINT BEING 1121 FEET MORE OR LESS NORTH OF EDENWOLD ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, WHICH IS LOT ONE OF THE RESUBDIVISION OF LOT 4A RIVERGATE STATION SECTION TWO PHASE FIVE OF RECORD IN PLAT BOOK 11190, PAGE 74, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE, WITH SAID ROAD AND ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEG 02 MIN 24 SEC, A RADIUS OF 171835.65 FEET A LENGTH OF 120.00 FEET A CHORD WHICH BEARS N 20 DEG 48 MIN 25 SEC E FOR A DISTANCE OF 120.00 FEET TO AN IRON ROD;

THENCE, LEAVING SAID ROAD, S 69 DEG 23 MIN 57 SEC E, A DISTANCE OF 424.71 FEET TO AN IRON ROD;

THENCE, S 24 DEG 45 MIN 45 SEC E, A DISTANCE OF 170.79 FEET TO AN IRON ROD;

THENCE, N 69 DEG 23 MIN 57 SEC W, A DISTANCE OF 546.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 58283.197 SQUARE FEET OR 1.338 ACRES OF LAND, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SPIRIT MASTER FUNDING VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM ABA #7, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201404020027235, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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Exhibit B
Permitted Exceptions

[See Attached]

Issuing Office File Number: S03474 - Service King

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances or claims thereof, not shown by the Public Record.

4. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

7. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

8. No insurance is afforded as to the acreage or square footage contained in the Land.

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9. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

10. All matters shown on plat(s) of record in Book 11190, Page 74; as amended in Book 11564, Page 88, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of Declaration of Covenants, Conditions and Restrictions by The Armstrong Rubber Company, a Connecticut corporation, of record in Book 7480, Page 965, in the Register's Office of Davidson County, Tennessee.

12. Easement and Deed of Dedication from Rivergate Station Joint Venture, a Tennessee joint venture, to Madison Suburban Utility District of Davidson County, Tennessee, a municipal corporation, its successors and assigns, of record in Book 8316, Page 451, in the Register's Office of Davidson County, Tennessee.

13. Terms and provisions of Declaration of Use Restrictions by Rivergate Station Joint Venture, a joint venture general partnership, of record in Book 8431, Page 12; as amended in Book 11609, Page 322, in the Register's Office of Davidson County, Tennessee.

14. Terms and provisions of Ingress/Egress Easement Agreement by and between ABA #7, LLC, a Delaware limited liability company, and STJ, L.P., a Tennessee limited partnership, of record in Book 11609, Page 330, in the Register's Office of Davidson County, Tennessee.

15. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between ABA #7, LLC, a Delaware limited liability company, and R-GIN Operations, LLC, a Delaware limited liability company, of record in Instrument No. 200610040122864, in the Register's Office of Davidson County, Tennessee.

16. Rights of parties in possession not shown by the Public Records.

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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 # 547268
Expires May 21, 2022