This Instrument prepared by and upon recording return to: Honigman LLP Attn: Jeffrey S. Horowitz, Esq. 39400 Woodward Avenue, Suite 101 Bloomfield Hills, MI 48304	STATE OF SC COUNTY OF LAURENS The actual consideration or value, whichever is greater, for this transfer is: **$1,600,000.00** Affiant
Karen Johnson Davidson County Batch# 368012 DEEDWARRSP 03/05/2020 11:31:30 AM 6 pgs Fees: $33.00 Taxes: $5,920.00 20200305-0024824	Subscribed and Sworn to before me this 27th day of February, 2020. Notary Public My commission expires:

ROBERT S. LINK, JR. NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 12-20-2029

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
AGREE SB, LLC 70 E. Long Lake Road, Bloomfield Hills, Michigan 48304	Same	034-10-0-120.00

THIS INDENTURE, made and entered into this 28 day of February 2020 between **SGH-NORTHGATE, LLC**, a North Carolina limited liability company ("**Grantor**"), having an address of c/o TNB Financial Services, 103 E. Pitts Street, Clinton, South Carolina 29325, and **AGREE SB, LLC**, a Delaware limited liability company ("**Grantee**"), having an address at 70 E. Long Lake Road, Bloomfield Hills, Michigan 48304,

WITNESSETH: That for and in consideration of the sum of ONE MILLION SIX HUNDRED THOUSAND AND 00/100 ($1,600,000.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the real estate situated and being in Madison, County of Davidson, State of Tennessee, together with the buildings, fixtures and improvements thereon, legally described on Exhibit A attached hereto, together with all the appurtenances and hereditaments thereto (the "**Premises**"), subject only to those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD, all and singular, the Premises to the Grantee, its successors and assigns to their own use forever.

87424 3 BH

The Grantor does hereby covenant with the Grantee that it is the lawful owner in fee simple of the Premises, and that it has good right to sell and convey the same; and that Grantor will warrant and defend the same against all claims and demands against Grantor, but against none other, subject to the Permitted Encumbrances.

Whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

[SIGNATURES ON THE FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer as of this 27 day of Feb, 2020.

SGH-NORTHGATE, LLC, a North Carolina limited liability company

By: Thomas Howard Smith
Printed Name: THOMAS HOWARD SMITH JR
Title: MANAGER

STATE OF SC)
) SS
COUNTY OF LAURENS)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, an officer duly authorized to take acknowledgments, personally appeared THOMAS HOWARD SMITH JR known to me to be the person described herein and who, as MANAGER of SGH-Northgate, LLC, executed the foregoing instrument on behalf of SGH-Northgate, LLC; and has acknowledged before me that this act was done by authority of SGH-Northgate, LLC, for the uses and purposes set forth in the instrument; and that the foregoing instrument is the free act and deed of SGH-Northgate, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 27 day of Feb, 2020.

Robert S. Link, Jr.
Notary Public

ROBERT S. LINK, JR. NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 12-20-2029

My Commission Expires: 12-20-2029

[END OF SIGNATURE PAGE]

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Real property located in the City of Madison, Davidson County, Tennessee, more particularly described as follows:

Lot No. 1 on the Consolidation Plats of Lots 1 and 2, Plan of Northgate Business Park, of record in Book 8250, Page 942, in the Register's Office of Davidson County, Tennessee, to which Plat reference is made for a more detailed description.

Being the same land conveyed to SGH-Northgate, LLC, a North Carolina limited liability company, by deed from Northgate Business Park Associates, an Indiana limited partnership, of record in Book 11008, Page 179, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 034100122000

Commonly Known As: 1201 Northgate Business Parkway, Madison, Tennessee 37115

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All taxes for the fiscal year 2020 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 8250, Page 942, in the Register's Office of Davidson County, Tennessee.

3. Easement from Louisville and Nashville Railroad Company to Metropolitan Government of Nashville and Davidson County, of record in Book 4398, Page 164, in the Register's Office of Davidson County, Tennessee.

4. Deed of Flowage Easement from Glencliff Estates, Inc. to United States of America, of record in Book 2279, Page 1, in the Register's Office of Davidson County, Tennessee.

5. Easement from Seaboard Systems Railroad, Inc. to R. H. Pursell; Newell T. Pursell, Jr.; Carlyle D. Apple; Larry D. Cummings; and Herbert L. Baker, of record in Book 6728, Page 125, in the Register's Office of Davidson County, Tennessee.

6. Easement from CSX Transportation, Inc. to Douglas G. Odom, Jr. and Richard A. Odom, of record in Book 6991, Page 806, in the Register's Office of Davidson County, Tennessee.

7. Deed of Conveyance from Northgate Business Park Associates to The Metropolitan Government of Nashville and Davidson County, of record in Book 8664, Page 74, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Declaration of Protective Covenants and Owners Association for Northgate Business Park by Northgate Business Park Associates, of record in Book 7687, Page 513, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between SGH-Northgate, LLC and Sunbelt Rentals, Inc., of record in Book 11008, Page 266, in the Register's Office of Davidson County, Tennessee.

10. Matters that would be disclosed by an accurate ALTA survey of the Premises.

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith 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: 3/3/2020

Notary Seal:

