| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Spirit Master Funding X, LLC<br>2727 N. Harwood, Suite 300<br>Dallas, Texas 75201 | 103-000-424 | c/o Mac Papers and Packaging, LLC,<br>3300 Philips Hwy.<br>Jacksonville, Florida 32207<br>Attention: Greg Gay |
| This instrument prepared by: James R. Eskilson, Esq.<br>Reed Smith LLP 1901 Avenue of the Stars, Suite 700<br>Los Angeles, CA 90067 | | |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION 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 all of which are hereby acknowledged, MAC PAPERS, INC., a Florida corporation (the "Grantor") has bargained and sold, and by these presents, transfers, and conveys to SPIRIT MASTER FUNDING X, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with (a) any and all improvements on such real property; (b) all fixtures affixed to such real property or any improvements thereon; (c) all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to such real property; (d) all leases and rental agreements relating to the real property (and improvements thereon) or any portion thereof; and (e) all appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real property (the real property described on Exhibit A, and all of the foregoing items in clauses (a) through (e) above, now or hereafter existing, are referred to collectively as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, known as 5501 Crossings Circle, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Karen Johnson Davidson County
Batch# 376570 DEEDWARRSP
03/24/2020 12:58:30 PM 7 pgs
Fees: $38.00 Taxes: $36,812.66
20200324-0031966

Mac Papers – Antioch, TN
S04988/P05559/L04309
996983TN1

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9 day of March, 2020.

MAC PAPERS, INC.,
a Florida corporation

By: _____
Name: Stephen Presser
Title: President

STATE OF New York
COUNTY OF New York

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephen Presser, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the President of Mac Papers, Inc., a Florida corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal at office this 9 day of March, 2020.

_____
Notary Public

My Commission Expires:_____

Ashley Pennelle-Hagen
NOTARY PUBLIC. STATE OF NEW YORK
Registration No. 01PE6337024
Qualified in Westchester County
Commission Expires 02/16/2024



202003240031966

## AFFIDAVIT OF CONSIDERATION

STATE OF Arizona

COUNTY OF Maricopa

The actual consideration or value, whichever is greater, for this transfer is $9949308.00.

Affiant

Subscribed and sworn to before me this 12 day of March, 2020.

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

Notary Public
My Commission Expires: 5/21/2022

## EXHIBIT A

*Legal Description of the Property*

Property Address: 5501 Crossings Circle, Antioch, Tennessee 37013

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE FINAL PLAT, THE CROSSINGS OF HICKORY HOLLOW PUD SUBDIVISION, LOTS 1, 2 & 3, OF RECORD IN INSTRUMENT NO. 201403130021245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAC PAPERS, INC., A FLORIDA CORPORATION, BY DEED FROM FREELAND REALTY 3, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201504060029964, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

## EXHIBIT B

*Permitted Exceptions*

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

2. All matters shown on plat(s) of record in Book 7900, Page 229 and Instrument No. 201403130021245, in the Register's Office of Davidson County, Tennessee. The following matters.

3. Terms and provisions of Declaration of Protective Covenants and Owners Association for Hickory Downs by Hickory Hollow, Limited, a Tennessee limited partnership; Hickory Downs Venture, a Texas joint venture composed of American General Realty Investment Corporation, a Texas corporation, and Hickory Downs Ltd., a Tennessee limited Partnership, of record in Book 7963, Page 145, rerecorded in Book 7966, Page 60; as amended in Book 8085, Page 402; amended in Book 9730, Page 957; supplemented in Book 10722, Page 95; affected by Acknowledgement Regarding Supplemental Declaration of Protective Covenants in Instrument No. 200007250073371; affected by Assignment of Developer's Rights in Instrument No. 200907240069584; amended in Instrument No. 200910200096901; and affected by Assignment of Developer's Rights in Instrument No. 201108010058551, in the Register's Office of Davidson County, Tennessee.

4. Grant of Easement from Crews Crossings LLC, a Tennessee limited liability company, to Antioch Properties, LLC, a Georgia limited liability company, its successors and assigns, of record in Instrument No. 200910200096913, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Assignment of Rights of record in Instrument No. 201504060029965, in the Register's Office of Davidson County, Tennessee.

6. Agreement for Dedication of Public Street Right-of-Way from Mac Papers, Inc. to The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201507090066816, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by MAC Papers, Inc., of record in Instrument No. 201508170082016, in the Register's Office of Davidson County, Tennessee.

8. Easement for the flow of the waters of any creeks, streams, or branches, and the rights of the public therein.

9. Rights of upper and lower riparian owners to the flow of the waters of any creeks, streams, or branches, free from diminution or pollution.

10. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of any creeks, streams, or branches.

11. Terms and conditions of that certain Lease Agreement, dated as of March 12, 2020, made by and between SPIRIT MASTER FUNDING X, LLC, a Delaware limited liability company ("Spirit"), as landlord, and MAC PAPERS AND PACKAGING, LLC, a Delaware limited liability company ("Tenant"), as tenant, evidenced of record by that certain Memorandum of Lease Agreement dated March 12, 2020, and recorded in Book _____, Page _____, Davidson County, Tennessee.

202003240031967

## 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 # 547366
Expires May 21, 2022