Karen Johnson Davidson County
Batch# 444731 DEEDWARRSP
07/28/2020 10:52:30 AM 5 pgs
Fees: $28.00 Taxes: $14,858.06
20200728-0082566

| SPECIAL WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,015,693.00<br><br>_____<br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JULY, 2020.<br><br>_____<br>Notary Public<br><br>MY COMMISSION EXPIRES: _____<br>(AFFIX SEAL)<br>(See attached Oath as a separate page.) |
|---|---|
| Return to:<br>Katrina Haynes<br>First National Financial Title Services, LLC<br>3301 Windy Ridge Parkway, Suite 300<br>Atlanta, GA 30339<br>770-916-4353<br>File No. TN252006100J | |

**THIS INSTRUMENT WAS PREPARED BY**
Curtis B. Hoffman, Attorney, 118 North 1600 West, Suite B, Mapleton, UT 84664

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| c/o ExchangeRight Real Estate, LLC | Dialysis Associates, LLC | Map 60-4 |
| (NAME) | (NAME) | |
| 1055 East Colorado Blvd., Suite 310 | 220 West Maplewood Lane | Parcel 114.00 |
| (ADDRESS) | (ADDRESS) | |
| Pasadena, CA 91106 | Nashville, TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VCI Nashville LLC, a Tennessee limited liability company** (herein referred to as "Grantor") has bargained and sold and, by these presents, does hereby transfer and convey unto **ExchangeRight Net Leased Portfolio 37 DST, a Delaware statutory trust** (herein referred to as "Grantee"), its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Resubdivision of Lots 5 and 6 of The First Revision of Coats Industrial Park, of record in Instrument No. 20050826-0102691, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to VCI Nashville, LLC, a Tennessee limited liability company by Special Warranty Deed from Renix Madison, GP a Tennessee General Partnership, filed for record on February 4, 2016 as Instrument No. 20160204-0010860, corrected by Instrument No. 20160314-0023911 and by Instrument No. 20160321-0026509, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the permitted exceptions set forth in Exhibit A, attached hereto and incorporated herein by reference.

This is improved property, known as 220 West Maplewood Lane, Nashville, TN 37207.

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 the said property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2020 real estate taxes, which are to be prorated between Grantor and Grantee.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS my/our hand this 10th day of July, 2020.

GRANTOR:

VCI Nashville LLC, a Tennessee limited liability company

By: James C Hoffman
James C. Hoffman, its Managing Member

STATE OF UTAH
COUNTY OF UTAH

Before me, the undersigned, a notary public in and for said County and State, personally appeared James C. Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of VCI Nashville LLC, a Tennessee limited liability company, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of VCI Nashville LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 23rd day of July, 2020.

Ambrey Biggs
Notary Public

My Commission Expires: Sept. 7, 2020

AMBREY BIGGS
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 690683
COMM. EXP. 09-07-2020

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,015,693.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**AFFIANT – Grantee**

**EXCHANGERIGHT NET LEASED PORTFOLIO 37 DST,**
a Delaware statutory trust

By: EXCHANGERIGHT ASSET MANAGEMENT, LLC,
a California limited liability company,
its Manager

By: EXCHANGERIGHT REAL ESTATE, LLC,
a California limited liability company,
its Sole Member

By: _____
Name: Warren Thomas
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On July 3, 2020 before me, S. Lee, Notary Public (here insert name and title of officer), personally appeared Warren Thomas, who signed the above referenced instrument in my presence and who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity~~(ies)~~, and that by his/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

S. LEE
Notary Public - California
Los Angeles County
Commission # 2320724
My Comm. Expires Feb 7, 2024

Signature: _____ (Seal)

## Exhibit A

### Permitted Exceptions

1. All taxes for the fiscal year 2020 and subsequent years, not yet due and payable.
2. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage unto Metropolitan Government of Nashville and Davidson County, Tennessee, dated October 10, 1983, recorded October 21, 1983, in Book 6161, Page 351, in the Register's Office of Davidson County, Tennessee and shown on Survey.
4. Stormwater Detention Agreement unto the Metropolitan Government of Nashville and Davidson County, dated December 13, 2001, recorded November 25, 2002, as Instrument Number 200211250145932, in the Register's Office of Davidson County, Tennessee and shown on Survey.
5. Dedication of Joint Access Easement; Agreement for Maintenance by and between Renix Madison, LLC, and Downside Risk Professional Properties, GP, dated February 26, 2014, recorded February 27, 2014, as Instrument Number 201402270016845, in the Register's Office of Davidson County, Tennessee and shown on Survey.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems dated March 12, 2014, recorded April 30, 2014, as Instrument Number 201404300036168, in the Register's Office of Davidson County, Tennessee.
7. Restrictive Covenants dated October 31, 2002, recorded November 5, 2002, as Instrument Number 200211050135804, in the Register's Office of Davidson County, Tennessee.
8. Easements, rights of way, boundary lines, and improvements as set forth on Plat recorded as Instrument Number 200301070002916, and Plat recorded as Instrument Number 200508260102691, both in the Register's Office of Davidson County, Tennessee and shown on Survey.
9. ALTA/NSPS Land Title Survey prepared by The Reasons Company on behalf of Bock & Clark Corporation, an NV5 Company, bearing the seal of Tony Reasons II, RLS No. 1665, dated July 6, 2020, last revised July 10, 2020, and designated NV5 Network Project No. 202002272-002 CAS, reveals the following:

    a. Asphalt paving crosses the southern property line.

# True Copy Certification

I, George W. Sutphin, 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 Georgia
County of Cobb

Personally appeared before me, Jennifer K. Henderson, a notary public for this county and state, George W. Sutphin, 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: March 10, 2021
Notary' Seal (if on paper)

