This Instrument prepared by:

Honigman LLP
Renee D. Naylor, Esq.
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304-5151

Karen Johnson Davidson County
Batch# 450274 DEEDWARRSP
08/05/2020 09:51:30 AM 5 pgs
Fees: $28.00 Taxes: $3,641.68
20200805-0086616

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVISON §

THIS INDENTURE, made and entered into this 3rd day of August, **2020** between **CAMPBELL PROPERTIES LIMITED PARTNERSHIP**, a Minnesota limited partnership, having an address of 1415 North Lilac Drive #280, Minneapolis, Minnesota, party of the first part ("**Grantor**"), and **AGREE STORES, LLC**, a Delaware limited liability company, having an address at 70 East Long Lake Road, Bloomfield Hills, Michigan 48304, party of the second part ("**Grantee**"),

WITNESSETH: That for and in consideration of the sum of NINE HUNDRED EIGHTY FOUR THOUSAND TWO HUNDRED THIRTY EIGHT 00/100 ($984,238.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate situated and being in the City of Nashville, 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 party of the second part, their successors and assigns to their own use forever.

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

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 3rd day of August, **2020**.

CAMPBELL PROPERTIES LIMITED PARTNERSHIP, a Minnesota limited partnership

By: Campbell Management, Inc.,
its General Partner

By: _____
Name: James G Campbell
Its: CEO

STATE OF Minnesota)
) SS
COUNTY OF Hennepin)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, an officer duly authorized to take acknowledgments, personally appeared James G Campbell, known to me to be the person described herein and who has acknowledged before me that this act was done for the uses and purposes set forth in the instrument; and that the foregoing instrument is her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 3rd day of August, 2020.

_____
Notary Public

Jody L Anderson
Notary Public
Minnesota
My Commission Expires January 31, 2025

Commission Expires: 1-31-2025

****

(FOR RECORDING DATA ONLY)

Property Address:
4044 Nolensville Road
Municipal Jurisdiction: _____

New Property Owner:

AGREE STORES, LLC,
a Delaware limited liability company

Ward, Block & Parcel Number:
Parcel ID: 147-03-0-053.00

Mail tax bills to: (Person or Agency responsible for payment of taxes)

c/o: AGREE STORES, LLC
70 East Long Lake Road, Bloomfield Hills, Michigan 48304

This instrument prepared by:

Honigman LLP
Attn: Renee D. Naylor, Esq.
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304

Return to:

Honigman LLP
Attn: Renee D. Naylor, Esq.
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304

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 $984,238.00.

AGREE STORES, LLC,
a Delaware limited liability company

_____ PC
Affiant

Sworn to and subscribed to before me this 30th day of July, 2020.

_____
Notary Public

My commission expires: _____

SUSAN M. MOORE
Notary Public, State of Michigan
County of Macomb
My Commission Expires Oct. 07, 2022
Acting in the County of Oakland

State tax $_____
Recording fee $_____
Total $_____

35524057

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Land situated in Davidson County, Tennessee, being Lot No. 2 as shown on the Final Plat Unified Plat of Subdivision, Harding Mall Outlets, recorded in Instrument Number 20050728-0088578 and Instrument Number 20050803-0091049, Register's Office for Davidson County, Tennessee, to which reference if hereby made for a more complete description of subject property.

Being the same property conveyed to Campbell Properties Limited Partnership, a Minnesota limited partnership, by Deed recorded at Instrument Number 20060504-0051988, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the appurtenant easement for ingress and egress established by the Cross-Access Easement Agreement of record in Book 9087, Page 101 as re-recorded in Book 9100, Page 929 and amended by First Amendment to Cross-Access Easement Agreement of record in Book 9776, Page 984, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH the appurtenant easement for access established by the Easements With Covenants and Restrictions Affecting Land ("ECR") of record as Instrument Number 20060310-0028257 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2020, a lien not yet due and payable.
2. Matters shown on the Plan of record as Instrument Number 20050728-0088578, in the Register's Office of Davidson County, Tennessee.
3. Matters shown on the Plan of record as Instrument Number 20050803-0091049, in the Register's Office of Davidson County, Tennessee.
4. Cross-Access Easement Agreement of record in Book 9087, Page 101, as re-recorded in Book 9100, Page 929, and amended by First Amendment to Cross-Access Easement Agreement of record in Book 9776, Page 984, in the Register's Office for Davidson County, Tennessee.
5. Judgment establishing slope easement to the State of Tennessee of record in Book 4219, Page 542, in the Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement of record in Instrument Number 20050519-005677, in the Register's Office for Davidson County, Tennessee.
7. Terms and provisions of Easements With Covenants and Restrictions Affecting Land of record as Instrument Number 20060310-0028257 in the Register's Office for Davidson County, Tennessee.
8. Memorandum of Lease by and between Harding Place, LLC, a Delaware limited liability company and BFS Retail & Commercial Operations, LLC, a Delaware limited liability company, dated March 8, 2006, of record as Instrument Number 200603160-030459 Register's Office for Davidson County, Tennessee.
9. Matters disclosed by a complete and accurate ALTA survey of the Property.