Karen Johnson Davidson County
Batch# 467179 DEEDWARR
08/31/2020 01:36:30 PM 6 pgs
Fees: $33.00 Taxes: $21,265.01
20200831-0098617

Return to:
Rudy Merab
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4354
File No. TN252005038R

This instrument prepared by:

Gorman & Miller
201 Santa Monica Blvd., Suite 300
Santa Monica, CA 90401
Attn: Alyssa Fujii

Store No. 5869

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cello Property Nashville, L.L.C.	Walgreen Co.	07013015800
2941 Fairview Park Drive, Suite 105	104 Wilmot Road, MS 144G	
Falls Church, Virginia 22042	Deerfield, Illinois 60015	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **CP WSB-20 LLC**, a Delaware limited liability company, the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto the said **CELLO PROPERTY NASHVILLE, L.L.C.**, a Delaware limited liability company, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto.

This is improved property known as 3130 Clarksville Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns forever.

UNDER AND SUBJECT to all easements, rights of way, reservations, restrictions, conditions, and matters of record that are contained and/or conveyed in prior instruments of record.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, Grantor caused this instrument to be executed as of the 20th day of August, 2020.

CP WSB-20 LLC,
a Delaware limited liability company

By: _____
Kenton Wright, 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 CONTRA COSTA]

On August 18, 2020 before me, Linda Heasell, Notary Public, personally appeared Kenton Wright, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Linda Heasell (Notary Seal)
Signature of notarial officer

LINDA HEASELL
Notary Public - California
Contra Costa County
Commission # 2214938
My Comm. Expires Oct 18, 2021

[Signature Page (1 of 2) to Special Warranty Deed – Store No. 5869 – Nashville, TN]

VALUE AFFIDAVIT

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

The actual consideration or value (whichever is greater) for this transfer is $5,747,300.00.

CELLO PROPERTY NASHVILLE, L.L.C., a Delaware limited liability company

By: _____
Name: Richard L. Adams, Jr.
Title: Manager

COMMONWEALTH OF VIRGINIA)
) ss:
COUNTY OF FAIRFAX)

On this 17 day of August in the year 2020 before me, Michelle C. Marquez a Notary Public in and for said state, personally appeared Richard L. Adams, Jr. as Manager of CELLO PROPERTY NASHVILLE, L.L.C., a Delaware limited liability company, known to me to be the person who executed the within instrument on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

(SEAL)

_____
Notary Public
My term expires: February 28, 2022

MICHELLE C. MARQUEZ
NOTARY PUBLIC
REGISTRATION # 7775582
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2022

[Signature Page (2 of 2) to Special Warranty Deed – Store No. 5869 – Nashville, TN]

EXHIBIT A

LEGAL DESCRIPTION

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

BEING LAND IN THE FIRST CIVIL DISTRICT, SECOND COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, GENERALLY LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF BUENA VISTA PIKE AND CLARKSVILLE PIKE (HIGHWAY 41A); BEING LOT 1 ON THE PLAT OF WALGREENS CLARKSVILLE HIGHWAY, RECORDED AS INSTRUMENT NO. 200004050034229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CP WSB-20 LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF A SPECIAL WARRANTY DEED FROM WALGREEN CO., AN ILLINOIS CORPORATION, DATED FEBRUARY 3, 2020, RECORDED FEBRUARY 18, 2020 AS INSTRUMENT NO. 20200218-0017955, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESEE.

Address: 3130 Clarksville Pike, Nashville, TN
Tax Parcel Number: 07013015800

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)

