THIS INSTRUMENT PREPARED BY:

STEVE BURCHETT, ESQ.
REALTY INCOME CORPORATION
11995 EL CAMINO REAL
SAN DIEGO, CA 92130
(858)284-5000

Karen Johnson Davidson County
Batch# 493557 DEEDWARRSP
10/09/2020 02:11:30 PM 7 pgs
Fees: $38.00 Taxes: $10,326.70
20201009-0117798

WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE CO – NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602)343-7572

TITLE NO.: 2000727CTN
ESCROW NO.: Z2033587-KJV **MASTER: Z2033586**

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

This instrument was prepared by:
(Please return documents to this address)
REALTY INCOME PROPERTIES 5, LLC
ATTN: LEGAL DEPARTMENT
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Realty Income Properties 5, LLC Attn: Legal Department 11995 El Camino Real San Diego, CA 92130	New Owner	133-15-0-113.00

STATE OF TENNESSEE §
§
§ KNOW ALL BY THESE PRESENTS:
§
COUNTY OF DAVIDSON §

THAT, HAMD REALTY, LLC, a Tennessee limited liability company, previously incorrectly identified as a New Jersey limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars ($10) and other good and valuable consideration in hand paid to the undersigned by REALTY INCOME PROPERTIES 5, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 11995 El Camino Real, San Diego, CA 92130, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee that certain real property being more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with all improvements situated thereon, all sewer and wastewater discharge capacity allocated or reserved thereto, all potable water capacity allocated or reserved thereto, all other utility rights allocated or reserved thereto, all development rights with respect thereto and any right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way and any adjacent strips or gores of real estate (such land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to collectively, as the "Property"); subject, however to those matters described on Exhibit "B," attached hereto and made a part hereof for all purposes, but only to the extent that the same are valid and subsisting and affect or relate to the Property.

Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on Exhibit "B," and representations and limitations as expressly provided for hereby.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

EXECUTED this 24 day of September, 2020.

GRANTOR:

HAMD REALTY, LLC, a Tennessee limited liability company

By: _____

Name: DINESH GOSWAMI

Title: MEMBER

(ACKNOWLEDGMENT)

STATE OF NEW JERSEY §
§ SS.
COUNTY OF MERCER §

On 09-24-2020, before me personally appeared DINESH GOSWAMI personally known to me to be the person who executed the foregoing instrument as the MEMBER of HAMD REALTY LLC, a TENNESSEE LLC, and acknowledged to me that s/he executed said instrument for the purposes and consideration therein expressed, and as the act of said corporation.

WITNESS my hand and official seal.

_____
Notary Public

NADEEM A SHAIKH
ID # 2206447
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires April 04, 2021

STATE OF NEW JERSEY }

COUNTY OF MERCER }

The actual consideration or value, whichever is greater, for this transfer is $2,791,000.00.

Affiant

Subscribed and sworn to before me this the 24 day of September, 2020.

Notary Public

My Commission Expires: _____

NADEEM A SHAIKH
ID # 2206447
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires April 04, 2021

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Welshwood Park, Section 7 of record in Book 4595, Page 77, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to HAMD Realty, LLC, a New Jersey limited liability company, by Special Warranty Deed dated June 24, 2019 and filed for record on July 3, 2019 in Instrument Number 20190703-0065420 of the Register's Office of Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2020, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record as of record in Book 4595, page 77, in the Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record as of record in Book 3842, page 182, in the Register's Office for Davidson County, Tennessee.
4. Clearance Permit to South Bell Telephone & Telegraph Co of record in Book 1298, page 488, in the Register's Office for Davidson County, Tennessee.
5. The following matters as depicted on the ALTA/NSPS Land Title Survey prepared by Christopher S. Denham, TN RLS No.2000, The Matthews Company, as Project No. 20042-04013, dated August 11, 2020:
    a. Utility wires that serve the adjoining property crosses the subject property without the benefit of an easement.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

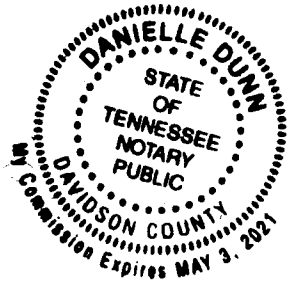
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731