This Instrument Prepared By:
BASS, BERRY & SIMS PLC (NFG)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 524791 DEEDWARRSP
12/04/2020 01:41:30 PM 8 pgs
Fees: $43.00 Taxes: $13,412.50
20201204-0141265

SPECIAL WARRANTY DEED

New Owner	Send Tax Bills To	Map-Parcel No.
BELL RD PARTNERS Attention: Jack Patel, Managing Partner 5704 Portsmouth Place Brentwood, Tennessee, 37027	Same	16300007700

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is Three Million Nine Hundred Fifty Thousand and No/100 Dollars ($3,625,000).

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2020.

Notary Public

My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **AMNON** and **RUTH SHREIBMAN** hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **BELL RD PARTNERS**, a Tennessee general partnership, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and herein incorporated by reference, to wit (the "Property").

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B attached hereto and herein incorporated by reference (the "Permitted Exceptions").

The legal description set forth herein is the same as the legal description contained in the previous deed of record.

This is improved property commonly known as 1135 Bell Road Shopping Center, 1135 Bell Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the Permitted Exceptions), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Property is conveyed by GRANTOR to GRANTEE in its "AS-IS" condition, with any and all defects, including, but not limited to, latent defects, and there is no warranty by GRANTOR that the Property is fit for a particular purpose. By accepting this conveyance, GRANTEE acknowledges and agrees that (a) GRANTEE is not relying upon any representation, statement or other assertion with respect to the Property condition; (b) GRANTEE is relying solely upon GRANTEE'S examination of the Property; (c) GRANTOR and GRANTEE possess relatively equal bargaining positions; and (d) GRANTEE has not made and will not make any warranties, expressed or implied, regarding the Property, other than the warranties of title contained in this Special Warranty Deed

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 20th day of November, 2020.

GRANTOR:

AMNON SHREIBMAN

RUTH SHREIBMAN

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **AMNON SHREIBMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and being authorized so to do, executed the foregoing instrument for the purposes therein contained

Witness my hand and seal, this the 20 day of November, 2020.

JENNIFER DIPERNA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

NOTARY PUBLIC

My Commission Expires: 1-8-2024

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **RUTH SHREIBMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and being authorized so to do, executed the foregoing instrument for the purposes therein contained

Witness my hand and seal, this the 20 day of November, 2020.

JENNIFER DIPERNA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

NOTARY PUBLIC

My Commission Expires: 1-8-2024

Exhibit A

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 AS SHOWN ON THE PLAN OF BELL RIDGE COMMONS, THIRD REVISION, OF RECORD IN BOOK 7900, PAGE 853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

ALSO KNOWN AS:

SURVEYOR'S DESCRIPTION

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, THIRTY-SECOND COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE NORTH SIDE OF BELL
ROAD, WEST OF 1-24 AND BEING LOT ONE ON THE PLAN OF THIRD REVISION, BELL RIDGE COMMONS, AS OF RECORDIN BOOK 7900, PAGE 853, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY OF BELL ROAD, SAID POINT BEING 992.9 FEET, MORE OR LESS, WEST OF THE WESTERLY RIGHT-OF-WAY OF CANE RIDGE ROAD AS MEASURED
ALONG SAID NORTHERLY RIGHT-OF-WAY OF BELL ROAD;

THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY OF BELL ROAD, N 88 DEG. 52' 57" W, 19.00 FEET TO THE SOUTHEAST CORNER OF LOT TWO, SECOND REVISION, BELL RIDGE COMMONS, AS OF RECORD
IN PLAT BOOK 7900, PAGE 157, R.O.D.C.;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY OF BELL ROAD AND FOLLOWING THE EASTERLY PROPERTY LINE OF SAID LOT TWO THE FOLLOWING CALLS:

N 08 DEG. 52' 57" W, 316.00 FEET TO A POINT;
S 81 DEG. 07' 03" W, 44.00 FEET TO A POINT;
N 08 DEG. 52' 57" W, 190.00 FEET TO A POINT;
S 81 DEG. 07' 03" W, 68.00 FEET TO A POINT;
N 08 DEG. 52' 57" W, 94.00 FEET TO A POINT;
S 81 DEG. 07' 03" W, 48.00 FEET TO A POINT;
N 00 DEG. 46' 43" E, 168.49 FEET TO A POINT IN THE SOUTHERLY LINE OF CEDAR POINTE PROPERTIES, LTD., AS OF RECORD IN BOOK 6747, PAGE 392, R.O.D.C.;

THENCE, WITH CEDAR POINT PROPERTIES, LTD., THE FOLLOWING CALLS:

DUE EAST 29.75 FEET TO A POINT,
N 48 DEG. 31' 15" E, 110.00 FEET TO A POINT;
N 00 DEG. 31' 15" W, 223.57 FEET TO A POINT IN COLLINS CREEK;

THENCE, WITH COLLINS CREEK, S 84 DEG. 29' 15" E, 29.70 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF CANE RIDGE ROAD;

THENCE, WITH SAID RIGHT-OF-WAY OF CANE RIDGE ROAD THE FOLLOWING CALLS:

ALONG A CURVE TO THE LEFT 13.33 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEG. 20' 52", A RADIUS OF 325.33 FEET, A TANGENT OF 6.67 FEET AND A CHORD OF S 47 DEG. 10' 49" E, 13.33 FEET;

S 47 DEG. 22' 13" E, 312.14 FEET TO A POINT;

ALONG A CURVE TO THE RIGHT 179.57 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 08 DEG. 43' 50', A RADIUS OF 1178.46 FEET, A TANGENT OF 89.96 FEET AND A CHORD OF S 43 DEG.
00' 19" E. 179.40 FEET;

S 38 DEG. 38' 24" E, 93.74 FEET TO A POINT;

ALONG A CURVE TO THE LEFT 46.03 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 03 DEG. 12' 01", A RADIUS OF 824.04 FEET, A TANGENT OF 23.02 FEET AND A CHORD OF S 40 DEG. 14'
24" E, 46.02 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY OF CANE RIDGE ROAD AND FOLLOWING THE NORTHWESTERLY LINE OF SAL VADOR RAMIREZ, ET. AL., AS OF RECORD IN INSTRUMENT NO. 20041190139386, R.O.D.C., S 48 DEG. 09' 06" W, 158.60 FEET TO A POINT;

THENCE, WITH THE WESTERLY LINE OF SAID RAMIREZ, S 00 DEG. 45' 36" W, 246.60 FEET TO THE NORTHEAST CORNER OF LOT THREE, THIRD REVISION, BELL RIDGE COMMONS, AS OF RECORD IN
BOOK 7900, PAGE 853, R.O.D.C.;

THENCE, LEAVING SAID WESTERLY LINE OF RAMIREZ, AND FOLLOWING THE NORTHERLY PROPERTY LINE OF SAID LOT THREE, N 89 DEG. 14' 24" W, 165.00 FEET TO A POINT;

THENCE, S 10 DEG. 45' 48" W, 12.55 FEET TO A POINT;

THENCE, S 81 DEG. 07' 03" W, 56.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT THREE;

THENCE, S 06 DEG. 13' 39" E, 200.52 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AMNON SHREIBMAN AND RUTH SHREIBMAN, BY SPECIAL WARRANTY DEED FROM IX CW BELL ROAD, L.P., A DELAWARE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20151203-0121772, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, a lien not yet due and payable.

2. Matters that would be disclosed by a current, accurate ALTA survey of the Property.

3. All matters shown on plat(s) of record in Book 7900, Page 853, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Easements and Restrictive Covenants Agreement, by and between Storage Associates, L.P., a Tennessee limited partnership and General Mills Restaurants, Inc., a Florida corporation, of record in Book 9123, Page 900, re-recorded in Book 9162, Page 208; as affected by Amendment to and Easement and Restrictive Covenants Agreement, in Book 9413, Page 823; and First Amendment to Easements and Restrictive Covenants Agreement, in Instrument No. 200502070013725, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Reciprocal Easement and Operation Agreement, by and between Trion Bell Ridge Associates, Ltd., a Tennessee limited partnership and The Home Depot, Inc., a Delaware corporation, of record in Book 7640, Page 169; as affected by Amendment to Reciprocal Easement and Operation Agreement, in Book 9542, Page 876 and Reaffirmation of Reciprocal Easement and Operation Agreement, in Instrument No. 202004010035100, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Wilson S. Manning and Arline H. Manning and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 7170, Page 839, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Development Agreement, by and between Trion Bell Ridge Associates, Ltd., a Tennessee limited partnership and The Home Depot, Inc., a Delaware corporation, of record in Book 7640, Page 196, in the Register's Office of Davidson County, Tennessee.

8. Matters contained in Deed of record in Book 8169, Page 455, in the Register's Office of Davidson County, Tennessee.

9. Matters contained in Deed of record in Book 8169, Page 549, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Storm Water Detention Agreement, by and between Dalton Development Corporation and Metropolitan Government of Nashville and Davidson

County, of record in Book 7688, Page 555, in the Register's Office of Davidson County, Tennessee.

11. Easement for the flow of the waters of Collins Creek, and the rights of the public therein.

12. Rights of upper and lower riparian owners to the flow of the waters of Collins Creek, free from diminution or pollution.

13. Changes in the boundary of the Property resulting from erosion or accretion caused by the flow of Collins Creek.

14. Rights of parties in possession, as tenants under unrecorded leases, not shown by the public records.

True Copy Certification

I, Matt Foster, 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 Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster 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: 06/21/2021

Notary Seal:

