This instrument was prepared by:
J. David Wicker, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 535873 DEEDWARRSP
12/16/2020 12:22:30 PM 6 pgs
Fees: $33.00 Taxes: $28,675.00
20201216-0148659

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Last Mile Investment Company LLC 212 East Third St., Suite 200 Cincinnati, OH 45202	Last Mile Investment Company LLC 212 East Third St., Suite 200 Cincinnati, OH 45202	102 00 0 084.00 102 00 0 084.00 002 102 00 0 084.00 001

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MMP MARKETPLACE HOLDINGS, LLC, an Arizona limited liability company** ("Grantor"), has bargained and sold, and hereby transfers and conveys, to **NRF – MARKETPLACE LLC, a Tennessee limited liability company** ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.)

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th 29th day of November, 2020., made effective December 1, 2020

GRANTOR:

MMP MARKETPLACE HOLDINGS, LLC, an Arizona limited liability company

By: Martin and Martin Properties, LLC
a Delaware limited liability company,
it's Manager

Name: _____
Title: Executive Vice President
Joshua Martin

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Joshua Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Executive Vice President of **MMP MARKETPLACE HOLDINGS, LLC, an Arizona limited liability company**, the within named bargainor, and that he, as such Joshua Martin, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Joshua Martin.

WITNESS my hand, at office, this 30th day of November, 2020.

_____
Notary Public

My Commission Expires: 09/16/2020

SHANE JOHNSON
Notary Public - California
Orange County
Commission # 2163113
My Comm. Expires Sep 16, 2020

* The notary commission extended pursuant to Executive Order N-63-20.

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STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $7,750,000.00.

Affiant

Sworn to and subscribed before me this 30TH day of November, 2020.

Notary Public

My commission Expires: 09/16/2020

SHANE JOHNSON
Notary Public - California
Orange County
Commission # 2163113
My Comm. Expires Sep 16, 2020

The notary commission extended pursuant to Executive Order N-63-20.

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 6 on the Plan of The Marketplace of record in Instrument No. 200009070088376 and Instrument No. 200105150050282, Register's Office for Davidson County, Tennessee.

Together with the rights benefiting the property in and to the Easements with Covenants and Restrictions Affecting Land of record in Book 11214, page 793; Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11249, page 898; as amended by First Amendment to Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11258, page 554; as amended by Second Amendment to Supplementary Declaration of Restrictive Covenants and Easements of record in Book 11696, page 893; as amended by Consolidated, Amended and Restated Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 200109070097402, as amended by First Amendment to Consolidated, Amended and Restated Easements with Covenants and Restrictions Affecting Land of record in Instrument No. 200310210155457; as amended by Second Amendment to Consolidated, Amended and Restated Easements With Covenants and Restrictions Affecting Land of record in Instrument No. 200405110053649; as amended by Third Amendment to Consolidated, Amended and Restated Easements and Covenants and Restrictions Affecting Land of record in Instrument No. 201009140073159, Registers Office for Davidson County, Tennessee.

Together with rights benefiting the property in and to that certain Access and Drainage Easement Agreement of record in Instrument No. 200210240130487; and in Instrument No. 200301130005133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MMP MARKETPLACE HOLDINGS, LLC, an Arizona limited liability company, by virtue of Quitclaim Deed from MARTIN AND MARTIN PROPERTIES, LLC, a Delaware limited liability company, of record in Instrument No. 20201209-0143495, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

Exceptions

1. Real estate taxes and assessments, both general and special, not yet due and payable;
2. Zoning and building ordinances;
3. Those items which would be shown on an accurate survey of the property;
4. All those recorded easements, restrictions, reservations, liens and encumbrances set forth as exceptions in the title insurance policy issued to Grantee by First American Title Insurance Company in connection with the conveyance hereby.

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True Copy Certification

I, Andrea Meehan, 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.

Andrea Meehan
Signature

State of PA

County of Chester

Personally appeared before me, Julie A. Schramm, a notary public for this county and state, [i Andrea Meehan i] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie A. Schramm
Notary's Signature

My Commission Expires: 1/14/2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
JULIE A. SCHRAMM, Notary Public
Chester County
My Commission Expires January 14, 2022
Commission Number 1240770

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