Karen Johnson Davidson County
Batch# 539791 DEEDWARRSP
12/22/2020 08:10:30 AM 5 pgs
Fees: $28.00 Taxes: $29,970.00
20201222-0151653

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
GBT Realty Corporation 9010 Overlook Blvd. Brentwood, TN 37027	104-03-0-016.00	Same as New Owner
This instrument prepared by: Walgreen Co., 104 Wilmot Road, Deerfield, IL 60015		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, WALGREEN CO., an Illinois corporation, Grantor, have this day bargained and sold, and do hereby transfer and convey unto GTOM WEST END, LLC, a Tennessee limited liability company, Grantee, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Legal Description attached hereto as Exhibit A.

Being the same property conveyed to Walgreen Co., by Quit Claim deed from Eckerd Corporation as Document No. 20180824-0083858 in the Register's Office of Davidson County, Tennessee.

STATE OF ILLINOIS
COUNTY OF LAKE

The actual consideration or value, whichever is greater, for this transfer is $8,100,000.00.

Affiant Walgreen Co by Richard U Steirer, Director and Managing Counsel Delegate

Subscribed and sworn to before me this the 15th day of December, 2020

GLENDA R. BOECHER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires May 07, 2023

My commission expires: (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property known as 2416 West End Avenue, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantee forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter on Exhibit B attached hereto and made a part hereof.

Grantor further covenants and binds itself to warrant and forever defend the title to said real estate to said Grantees against the lawful claims of all persons claiming by, through, or under Grantor, but no

others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 15th day of December 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WALGREEN CO.

By _____
Name: Richard N. Steiner
Its: Director and Managing Counsel Delegatee

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard N. Steiner, the Director and Managing Counsel Delegatee of Walgreen Co., an Illinois corporation, who is personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officer of said corporation, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as his/her own free and voluntary act and as a free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of December, 2020.

_____
Notary Public

GLENDA R. BOECHER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires May 07, 2023

Exhibit A to Deed

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Being a tract of land in Davidson County, Tennessee and being a portion of the Elliston Property as of recorded in Book 21, Page 141 R.O.D.C. and being Bounded on the East by West End Avenues on the South by 25th Avenue on the West by Elliston Place; on the North by property owned by Rock City Realty Co., Inc. and property owned by First American National Bank and being more particularly described as follows:

BEGINNING at a Point in the back of sidewalk at the intersection of the East R.O.W. of Elliston Place and the North R.O.W. of 25th Avenues.

Thence with the East R.O.W. of Elliston Place, along back of sidewalk, North 47° 55' 00" East, 176.63 feet to an iron pin, a corner common with Rock City Realty Co., Inc.:

Thence with Rock City Realty Co., Inc. and along face of Building Brick Wall, passing a corner with First American National Bank Property at 52 feet more or less, South 27° 49' 40" East, 148.30 feet to an iron pin at the back of sidewalk in the West R.O.W. of West End Avenue, a corner common with First American National Bank:

Thence with the West R.O.W. of West End Avenue, along the back of sidewalk, South 62° 31' 24" West 61.70 feet to a point:

Thence on a curve to the right, the Delta Angle of which is 02° 49' min with a Radius of 750.00 feet, a distance of 36.87 feet to a point:

Thence South 65° 20' 24" West 63.63 feet to a point:

Thence on a curve to the right, the Delta Angle of which is 87° 03', with a Radius of 10.00 feet, a distance of 15.19 feet to a point at the back of sidewalk, in the North R.O.W. of 25th Avenue:

Thence with the North R.O.W. of 25th Avenue, along back of the sidewalk North 27° 36' 36" West, 89.76 feet to THE POINT OF BEGINNING.

CONTAINING 21.367 SQ FT - 0.49 ACRES MORE OR LESS.

Exhibit B to Deed

1. Except in the event that Grantor or Grantor's affiliates shall again become a tenant or owner of the Property, the Property shall not be used for the operation of a drug store or a so-called prescription pharmacy or prescription ordering, processing or delivery facility, whether or not a pharmacist is present at such facility, or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind. This restriction shall not prohibit a) use of the property for other medical uses, including, without limitation, medical office building, doctor's or dentist's practice or offices, medical clinics, or other health care professionals which may prescribe medical drugs to its patients, b) any grocer that has a pharmacy, regardless of whether a pharmacist is present as such facility, as an incidental use, and c) use of the property by any retail tenant which sells any of the items typically found in a Walgreens drugstore (i.e., vitamins, supplements, cosmetics and beauty supplies, food and groceries, beer and wine, clothing). Said restrictions shall remain in effect for as long as allowed by law. This use restriction shall run with the land.

2. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-03-0-016.00 not due and payable.

3. Easement for Sewer of record as set forth in Book 4201, page 401, said Register's Office.

4. Right and claims of tenant in possession.

True Copy Certification

I, Yvonne Hall, do hereby make oath that I am 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.

Yvonne Hall

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Yvonne Hall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

