Karen Johnson Davidson County
Batch# 556114 DEEDWARRSP
01/19/2021 12:40:30 PM 6 pgs
Fees: $33.00 Taxes: $2,220.00
20210119-0007897

Prepared by and

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.: 2001210CTN

ESCROW NO.: Z2034899-KJV

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

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED

FROM: REALTY INCOME CORPORATION, a Maryland corporation

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

TO: 4719 ANDREW JACKSON PARKWAY PARTNERS, GP, a Tennessee general partnership

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
4719 Andrew Jackson Parkway Partners, GP 421 E Iris Dr. Suite 300 Nashville, TN 37204	Same	06416001100

STATE OF TENNESSEE)
COUNTY OF Williamson

DANIELLE DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

The actual consideration for this transfer is $600,000.00.

Affiant

Sworn to and subscribed before me, this 8th day of January, 2020.

Notary Public

My Commission Expires: May 3, 2021

SPECIAL WARRANTY DEED

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 of which is hereby acknowledged, REALTY INCOME CORPORATION, a Maryland corporation (hereinafter called the "Grantor") by these presents does transfer, sell and convey unto 4719 ANDREW JACKSON PARKWAY PARTNERS, GP, a Tennessee general partnership (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest

in a tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all real estate taxes not yet delinquent; covenants, conditions, restrictions, easements, rights of way and other matters of record; applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject, including, without limitation, all building, zoning and environmental laws and requirements; and any state of facts which a new or updated survey or physical inspection of said property might disclose.

This is improved property located at 4719 Andrew Jackson Parkway, Hermitage, TN 37076.

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

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), 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.

BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS, WHERE IS, WITH ALL FAULTS," AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED), CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE OR ANYONE ELSE MAY CONDUCT THEREON, (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND (iv) THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAWS AND REGULATIONS.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the 22nd day of December, 2020.

GRANTOR: REALTY INCOME CORPORATION,
a Maryland corporation

By: _____
Michael R. Pfeiffer
Executive Vice President,
Chief Administrative Officer,
General Counsel

Approved As To Form
Legal Department
W Andersen

Title: _____

ACKNOWLEDGMENT

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 SAN DIEGO

On December 22nd, 2020 before me, Katherine Elizabeth Walsh, Notary Public, personally appeared Michael R. Pfeiffer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

_____
Signature of Notary Public (Notary Seal)

KATHERINE ELIZABETH WALSH
Notary Public - California
San Diego County
Commission # 2282951
My Comm. Expires Mar 26, 2023

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the 4th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Commence at the easterly margin of Andrew Jackson Parkway and the northwesterly corner of Lot "C" on the plan of Section Two, Jackson Square Commercial Subdivision as recorded in Book 4885, Page 2, in the Register's Office for Davidson County, Tennessee; Said point of commencement located North 4 degrees 25 minutes West a distance of 345.13 feet from the northerly end of the northeasterly return curve at Lebanon Pike (U.S. 70-N) and Andrew Jackson Parkway as measured along the easterly margin of Andrew Jackson Parkway, thence South 84°51'00" East a distance of 4.64 feet to the Point of Beginning of the tract of land herein described; said point being the East right-of-way margin of Andrew Jackson Parkway as described in Book 9323, Page 842, Register's Office of Davidson County, Tennessee; thence North 02°00'28" West along the East right-of-way margin of Andrew Jackson Parkway a distance of 110.53 feet; thence leaving said Andrew Jackson Parkway North 88°01'00" East a distance of 199.14 feet; thence South 01°45'00" East a distance of 135.38 feet; thence North 84°51'00" West a distance of 200.09 feet to the Point of Beginning.

Being part of the same property conveyed to Realty Income Corporation, a Maryland corporation in Quit Claim Deed of record in Instrument No. 20061023-0130968, in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance by Pizza Hut of America, Inc., a Delaware corporation to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 9323, Page 842, in the Register's Office for Davidson County.

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.

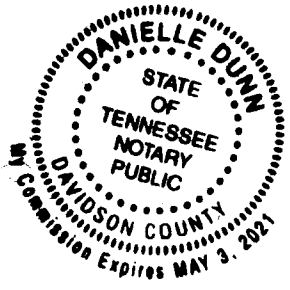
Teresa Beardsley
Signature

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