Karen Johnson Davidson County
Batch# 624407 DEEDWARRSP
04/28/2021 10:30:30 AM 8 pgs
Fees: $43.00 Taxes: $14,245.00
20210428-0056568

Prepared by ~~and after recording return to~~:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

Return to:
Rudy Merab
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4354
File No. TN252101010R

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
ExchangeRight Net-Leased Portfolio 46 DST c/o ExchangeRight Real Estate, LLC 1055 East Colorado Blvd., Suite 310 Pasadena, CA 91106	Same	09504000600

SPECIAL WARRANTY DEED

KPCD, LLC, a Tennessee limited liability company, as to a undivided seventy percent (70%) interest, and TYNER DEVELOPMENT, LLC, a Tennessee limited liability company, as to an undivided thirty percent (30%) interest, held by both as tenants in common ("Grantors"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY, unto **EXCHANGERIGHT NET-LEASED PORTFOLIO 46 DST**, a Delaware statutory trust, whose address is c/o ExchangeRight Real Estate, LLC, 1055 East Colorado Blvd., Suite 310, Pasadena, CA 91106; Attention: Legal Department ("Grantee") that parcel of improved land described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with all buildings located thereon and all of Grantors' right, title and interest in all other improvements thereon and all rights and appurtenances pertaining thereto and all of the easements, rights-of-way, privileges, liberties, hereditaments, strips and gores, streets, alleys, passages, ways, waters, water courses, thereto belonging or appertaining and all of the estate, right, title, interest, claims or demands whatsoever of the Grantors therein and the streets and ways adjacent thereto, either in law or in equity (the "Property"), subject, however, to the covenants, conditions, restrictions, and other matters of record in the office of the Davidson County Register of Deeds, Nashville, Tennessee, and set forth on **Exhibit B** attached hereto (collectively, the "Permitted Exceptions").

Grantors covenant that they are lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey the Property, subject only to the Permitted Exceptions, and Grantee hereby accepts title to the Property subject to all of the Permitted Exceptions.

TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever, and Grantors do hereby bind themselves and their successors and assigns to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns against

every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantors, but not otherwise, subject, however, to the Permitted Exceptions.

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202104280056568

EXECUTED and EFFECTIVE FOR ALL PURPOSES as of the 22 day of April 2021.

GRANTOR:

KPCD, LLC, a Tennessee limited liability company

By: KPCD II, LLC, a Tennessee limited liability company, Its Sole Member

By: _____
Name: Kenneth M. Powers

Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for said County and state, duly commissioned and qualified, Kenneth M. Powers, 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 Sole Member of KPCD II, LLC, a Tennessee limited liability company, the Sole Member KPCD, LLC, the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained by signing the name of the Company in his capacity as Sole Member of KPCD II, LLC, the Sole Member KPCD, LLC.

WITNESS my hand and official seal at office, this 20th day of April, 2021.

_____
Notary Public

My commission expires: 12-2-23

MATTHEW POWERS
STATE OF TENNESSEE NOTARY PUBLIC

GRANTOR:

TYNER DEVELOPMENT, LLC, a Tennessee limited liability company

By: TYNER MANAGEMENT, LLC, a Tennessee limited liability company

Title: Sole Member

By: _____
Name: William L. Tyner, Jr.

Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for said County and state, duly commissioned and qualified, William L. Tyner, Jr., 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 Sole Member of Tyner Management, LLC, a Tennessee limited liability company, the Sole Member TYNER DEVELOPMENT, LLC, a Tennessee limited liability company, the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained by signing the name of the Company in his capacity as Sole Member of Tyner Management, LLC, the Sole Member Tyner Development, LLC.

WITNESS my hand and official seal at office, this 20th day of April, 2021.

_____
Notary Public

My commission expires: 12-2-23

MATTHEW POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,850,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

GRANTEE:

EXCHANGERIGHT NET-LEASED PORTFOLIO 46 DST,
a Delaware statutory trust

By: ExchangeRight Asset Management, LLC,
a California limited liability company, its Manager

By: ExchangeRight Real Estate, LLC,
a California limited liability company, its Sole Member

By: _____
Name: Warren Thomas
Title: Manager

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 20 day of April, 2021, by Warren Thomas, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Seal) Signature _____

S. LEE
Notary Public - California
Los Angeles County
Commission # 2320724
My Comm. Expires Feb 7, 2024

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee; being Lot No. 2 on the Plan of McGavock Pike Kroger, (Donelson Kroger Shopping Center), of record in Instrument No. 200007100067913, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Donelson Corner, LLC, a Tennessee limited liability company, from Nashville Donelson, L.L.C., by Special Warranty Deed, of record in Instrument No. 20161019-0110536, Register's Office for Davidson County, Tennessee, as further conveyed to KPCD, LLC, a Tennessee limited liability company, and Tyner Development, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 20210419-0052081, said Register's Office.

Together with the easement as set forth in Reciprocal Easement Agreement of record in Instrument No. 20001201-0118108 as amended in Instrument No. 200811120112027, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2021, a lien, which are not yet due and payable.

2. Notice of Land Use Restrictions of record in Instrument No. 20091008-0093611, said Register's Office.

3. Terms and conditions of the Reciprocal Easement Agreement of record in Instrument No. 20001201-0118108 as amended in Instrument No. 200811120112027, said Register's Office.

4. Plat of record in Plat Book 4460, Page 116; as amended in Plat Book 4770, Page 479; as further amended in Plat Book 4830, Page 280, and Plat Book 5200, Page 84 and Instrument No. 20000710-0067913, said Register's Office, as such Plats affect Lot 2.

5. Terms and conditions of the Agreement for Dedication of Easement of record in Book 4286, Page 885, said Register's Office, as shown on the Survey prepared by Donovan P. Benson, RLS #3046, dated April 8, 2021 (the "Survey").

6. Easement to Metropolitan Government of Nashville & Davidson County, Tennessee, set forth in Book 8565, Page 821, said Register's Office.

7. Terms and conditions of the Agreement for Dedication of Easement of record in Book 4305, Page 831, said Register's Office, as shown on the Survey.

True Copy Certification

I, George W. Sutphin, 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 Georgia
County of Cobb

Personally appeared before me, Raquel Hampton, a notary public for this county and state, George W. Sutphin, 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: 8/10/2022
Notary' Seal (if on paper)

RAQUEL HAMPTON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 10, 2023