Karen Johnson Davidson County
Batch# 673704 DEEDWARRSP
07/09/2021 08:41:30 AM 7 pgs
Fees: $38.00 Taxes: $1,998.00
20210709-0092608

THIS INSTRUMENT PREPARED BY:

JACOB BEDINGFIELD, ESQ.
REALTY INCOME CORPORATION
11995 EL CAMINO REAL
SAN DIEGO, CA 92130
(858)284-5000

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.: 20210712CTN
ESCROW NO.: Z2136920-KJV

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

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

This instrument was prepared by:
Jacob Bedingfield, Esq.
Realty Income Corporation
11995 El Camino Real
San Diego, CA 92130

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
2 Buckland Abbey Nashville, TN 37215	Park Venture Investment Company LLC 2 Buckland Abbey Nashville, TN 37215	06004009000

STATE OF TENNESSEE §
§
§
COUNTY OF DAVIDSON §

OATH OF CONSIDERATION:

The actual consideration or value, whichever is greater, for this transfer is FIVE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($540,000.00).

Affiant

JURAT

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

Subscribed and sworn to (or affirmed) before me on this 24 day of June, 2021, by Shannon Jensen, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary Public (Notary seal)

ROBIN L. BROCKETT
Notary Public – California
San Diego County
Commission # 2220830
My Comm. Expires Nov 5, 2021

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, REALTY INCOME CORPORATION, a Maryland corporation ("Grantor"), for and in consideration of the sum of FIVE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($540,000.00) and other good and valuable consideration in hand paid to the undersigned by PARK VENTURE INVESTMENT COMPANY LLC, a Tennessee limited liability company ("Grantee," whose mailing address is 2 Buckland Abbey, Nashville, TN 37215), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); 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 the Property might disclose.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

EXECUTED this 24 day of June, 2021.

GRANTOR:

REALTY INCOME CORPORATION,
a Maryland corporation

By: _____
Name: Shannon Jensen
Title: Senior Vice President, Associate General Counsel & Assistant Secretary

Address: 11995 El Camino Real
San Diego, CA 92130
Attn: Legal Department

Approved As To Form
Legal Department
J. Bedingfield

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 June 24, 2021, before me, Robin L. Brockett, Notary Public, personally appeared Shannon Jensen, 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)

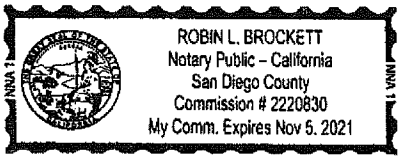


Exhibit "A"

LOCATION: 3116 DICKERSON PIKE
NASHVILLE, TN 37207

All that tract or parcel of land lying and being in the 12th District of District of Davidson County, Tennessee, and being more particularly described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being Oak Park Commercial Dev. Section 4, a plan of which is of record n Book 4350, Page 37, Registers Office for said County, located on the southwest corner of Dickerson Road, and Oak Valley Drive, more particularly described as follows:

Beginning at a concrete monument on the westerly margin of Dickerson Road at the southerly margin of Oak Valley Drive; thence along the westerly margin of Dickerson Road south 2 degrees 31 minutes 00 seconds west 53.80 feet to an iron pin; thence along Raymond L. Danner's northerly line north 87 degrees 29 minutes 00 seconds west 157.29' feet to an iron pin; thence along the easterly line of a reserved strip north 6 degrees 15 minutes 00 seconds east 110.74 feet to an iron pin in the southerly margin of Oak Valley Drive; thence along the southerly margin of said Drive south 83 degrees 45 minutes 00 seconds east 103.46 feet to an iron pin; thence along a curve to the right having a radius of 50 feet; 75.28 feet to the point of beginning or less.

Tax Parcel No. 06004009000

Being the property conveyed to Realty Income Corporation by deed of record in Instrument No. 20061018-0129298 as corrected in Instrument No. 20070220-0020615, Register's office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 24 2021 (date of document).

Affiant Signature

7-6-2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

