RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Robin Minter Smyers, Thompson Hine
3900 Key Center, 127 Public Sq. Cleveland, OH 44114

PREPARED BY:
Seyfarth Shaw LLP
620 Eighth Avenue
New York, New York 10017
Attn: Lester Bliwise, Esq.

Karen Johnson Davidson County
Batch# 674664 DEEDWARRSP
07/12/2021 07:50:30 AM 7 pgs
Fees: $38.00 Taxes: $38,591.00
20210712-0093031

Mailing Address for Tax Bills:

19 W 44th St. Ste 1002
New York, NY 10036

Address of New Owner:
RPT REALTY, L.P.
19 W 44th Street, Suite 1002
New York, New York 10036

Map Parcel No. 142-00-0-215.00

(Space above this line for recorders use only)

SPECIAL WARRANTY DEED

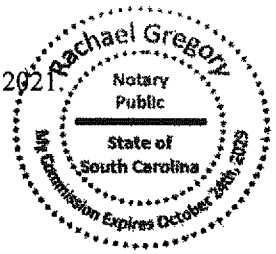
STATE OF SC

COUNTY OF York

The actual consideration or value, whichever is greater, for this transfer is $10,430,000.00.

X _____
Affiant

Subscribed and sworn to before me this 07th day of July, 2021.



Notary Public
My Commission Expires: 10/24/2029

THIS SPECIAL WARRANTY DEED is made as of this 7th day of July, 2021 between **DDRTC BELLEVUE PLACE SC LLC**, a Delaware limited liability company, with an office at c/o Nuveen, 730 Third Avenue, New York, New York 10017 ("Grantor") and **RPT REALTY, L.P.**, a Delaware limited partnership, with an office at 19 W 44th Street, Suite 1002, New York, New York 10036 ("Grantee").

Grantor, in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration from Grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey to Grantee, its heirs, successors, and assigns, the real property situated in the County of Davidson and State of Tennessee, which is more particularly described on Schedule A attached hereto and made a part hereof, together with any appurtenances thereto, and together with any estate, right, title, interest, or claim of Grantor, either in law or equity, to the above premises, but SUBJECT, HOWEVER, TO the Permitted Exceptions listed on Schedule B attached hereto and made a part hereof.

Grantor hereby covenants with Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. Grantor hereby covenants with Grantee, its heirs, successors, and assigns, to forever WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

(signature follows).

IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

GRANTOR:

DDRTC BELLEVUE PLACE SC LLC,
a Delaware limited liability company

By: _____
Name: Ryan Boan
Title: Authorized Signer

STATE OF SC)

COUNTY OF YORK)

The foregoing instrument was acknowledged before me by means of physical presence on this 02nd day of July, 2021, by Ryan Boan, as Authorized Signer of DDRTC Bellevue Place SC LLC, a Delaware limited liability company, on behalf of the entity for the purposes and consideration therein expressed. He/She ____ is personally known to the undersigned or ✓ produced SC Drivers License as identification.

_____
Print Name: Rachael Gregory
Notary Public, State and County aforesaid.
My commission expires: 10/24/2029
Commission No.: N/A



Exhibit A

Legal Description

Land situated in Davidson County, Tennessee, described as:

Lot 1, on the Final Plat Bellevue Place Revision One, of record in Instrument No. 20020904 - 0106656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DDRTC Bellevue Place SC LLC, a Delaware limited liability company, by deed from Inland Southeast Bellevue, L.L.C., a Delaware limited liability company of record in Instrument No. 20070302- 0025705, Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. Laws and governmental rules, regulations, including all building codes, zoning regulations and ordinances that affect the Land and its use, operation and maintenance.

3. Such state of facts as are or would be shown on an accurate and current survey of the Land.

4. Rights of tenants under written leases.

5. All matters as shown on Plan of record in Instrument No. 20020904-0106656, in the Register's Office for Davidson County, Tennessee, as modified by Addendum to Final Plat Bellevue Place - Revision One of record in Instrument No. 20030124-0010192, in the Register's Office for Davidson County, Tennessee.

6. Joint Access and Utility Easement by and between The Bellevue Galleries, L.P., a Tennessee limited partnership, and Service Merchandise Company, Inc., a Tennessee corporation, and Stewart F. Kresge, trustee for the benefit of Raymond Zimmerman of record in Book 8293, Page 3, in the Register's Office for Davidson County, Tennessee, as amended by Amendment to Joint Access and Utility Easement of record in Book 8323, Page 82, in the Register's Office for Davidson County, Tennessee, and as amended by Amendment to Accessway Agreement record in Book 8323, Page 100, in the Register's Office for Davidson County, Tennessee.

7. Reciprocal Easement and Development Agreement by and between Service Merchandise Company, Inc., a Tennessee corporation and Stewart F. Kresge, trustee, of record in Book 5364, Page 790, Register's Office for Davidson County, Tennessee as amended by Amendment to Reciprocal Easement and Development Agreement of record in Book 5579, page 493, in the Register's Office for Davidson County, Tennessee.

8. Sanitary Sewer Easement of record in Book 8297, Page 112, in the Register's Office for Davidson County, Tennessee.

9. Ground Lease and Declaration of Easements, Covenants, and Restrictions of record in Book 8323, Page 111, in the Register's Office for Davidson County. Tennessee.

10. Easement of record in Book 7919, Page 743, in the Register's Office for Davidson County, Tennessee.

11. Reciprocal Easement Agreement with Covenants and Restrictions of record in Instrument No. 20010927- 0104767, in the Register's Office for Davidson County, Tennessee.

12. Storm Water Detention Agreement of record in Instrument No. 20010927-0104713, in the Register's Office for Davidson County, Tennessee.

13. Drainage Easement Agreement of record in Instrument No. 20010927-0104769, in the Register's Office for Davidson County, Tennessee.

14. Memorandum of Lease by and between Bellevue Place Associates, GP., a Georgia general partnership and Bed Bath & Beyond Inc., a New York corporation, of record in Instrument No. 20011004-0107920, in the Register's Office for Davidson County, Tennessee; as amended by Amendment to Memorandum of Lease of record in Instrument No. 20160921-0099284, in the Register's Office for Davidson County, Tennessee.

15. Memorandum of Shopping Center Lease by and between Bellevue Place Associates, G..P., a Georgia general partnership and Michael's Stores, Inc., a Delaware corporation, of record in Instrument No. 20011213-0138009, in the Register's Office for Davidson County, Tennessee.

16. License Agreement with Comcast Cable Communications Management, LLC, a Delaware limited liability company of record in Instrument Number 20190517-0046847, in the Register's Office for Davidson County, Tennessee.

17. All other covenants, restrictions, easements and other matters of record, if any, without intent to reimpose the same.

Tennessee Certification of Electronic Document

I, Heather Wood, 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 July 7, 2021 (date of document).

Heather Wood
Affiant Signature

July 6, 2021
Date

State of Tennessee
County of Williamson

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

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY