Karen Johnson Davidson County
Batch# 685015 DEEDWARRSP
07/28/2021 09:59:33 AM 5 pgs
Fees: $28.00 Taxes: $6,065.22
20210728-0101330

Prepared by and Return to
Bone McAllester Norton PLLC
511 Union Street, Suite 100
Nashville, TN 37219

STATE OF Ohio
COUNTY OF Hamilton)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,639,249.00.

Affiant

Subscribed and sworn to before me, this the 19 day of July, 2021.

Notary Public
CAROL LOUSIE HARVEY
Notary Public, State of Ohio
My Commission Expires: 05-26-2024

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
NCI Nashville FD LLC 875 N. Michigan Avenue, Suite 3612 Chicago, Illinois 60611	06904003000	Family Dollar #30114 Dept. 300 500 Volvo Parkway Chesapeake, VA 23320

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**") is effective as of the 19 day of July, 2021, by and between **Morning Star Partners, LLC**, the address of which is 7795 Five Mile Road, Cincinnati, Ohio 45230 ("**Grantor**"), and **NCI Nashville FD LLC, an Indiana limited liability company**, the address of which is 875 N. Michigan Avenue, Suite 3612 Chicago, Illinois 60611 ("**Grantee**").

W I T N E S S E T H:

That the Grantor, in consideration set forth above and other valuable consideration paid by the Grantee, receipt of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in Davidson County, Tennessee (the "**Property**") The Property is improved property that currently is municipally known as 4003 Clarksville Pike, Nashville, Tennessee 37218:

See **Exhibit A** attached hereto and made a part hereof.

Together with all buildings, structures, parking areas, sidewalks, landscaping and improvements located on the Property (collectively, the "**Improvements**"), and together with all appurtenances pertaining thereto, and all right, title and interest of Grantor in and to any water rights, subsurface rights, air rights, easements, licenses, privileges, strips or gores of real estate, adjacent streets, roads, alleys, or rights of way adjacent to the Property and any water, sewer and utility pipes of and facilities on or appurtenant to the Property.

Together with all the rights, tenements, hereditaments, easements and appurtenances of Grantor thereto belonging or in anywise appertaining.

To have and to hold the Property in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto. Except as provided on **Exhibit B** attached hereto (the "**Permitted Exceptions**") as to which matters this conveyance is expressly made subject, Grantor does, subject to the limitation below, fully warrant title to said Property and Grantor will forever warrant and defend the same against lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

[***Signature Page Follows.***]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Deed effective as of the day and year first above written.

Signed and sealed in the presence of:

Kevin Kappes
[Print or Type Name]

Hailey Hickman
[Print or Type Name]

GRANTOR:

Morning Star Partners, LLC, an Ohio limited liability company

By: _____
Name: David A. Kitzmiller
Its: Authorized Signatory

STATE OF Ohio
COUNTY OF Hamilton

On the 19 day of July, 2021, before me, the undersigned, personally appeared David A. Kitzmiller, as Authorized Signatory of **Morning Star Partners, LLC**, an Ohio limited liability company, on behalf of the limited liability company, who is personally known to me or proved to be on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the entity upon behalf of which the individual acted, executed the instrument.

Witness my hand and official seal this 19 day of July, 2021.

Carol Louise Harvey
NOTARY PUBLIC

My Commission Expires:
05-20-2024

NOTARIAL SEAL
STATE OF OHIO

CAROL LOUSIE HARVEY
Notary Public, State of Ohio
My Commission Expires 05-20-2024

EXHIBIT A to Deed

Property

Land in Davidson County, Tennessee, being Lot No.1, on the Plan of Final Plat Replat of Block BB Revised Map of Fairview Subdivision Lots 1 & 2, as shown on plat of record in Plat Instrument No. 20130318-0026256, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Morning Star Partners, LLC, an Ohio limited liability company by Limited Warranty Deed of record in Instrument No. 20160219-0015762, in the Register's Office of Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of property condemned and appropriated by the State of Tennessee by Order of Condemnation and Appropriation of record in Instrument No. 20181005-0099234, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

EXHIBIT B to Deed

Permitted Exceptions

1. Taxes and assessments for year 2021 which are a lien not yet due and payable and taxes and assessments that become a lien against the property after date of closing.

2. All matters as set forth per plats of record in Plat Book 1130. Page 54, Instrument 201303180026256, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5587. Page 442, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201305010043467, Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in possession under the terms and conditions contained in the Short Form Lease of record in Instrument 201603150024366, Register's Office for Davidson County, Tennessee.