Karen Johnson Davidson County
Batch# 712291 DEEDWARRSP
09/09/2021 01:01:30 PM 6 pgs
Fees: $33.00 Taxes: $12,012.41
20210909-0120851

This instrument prepared by:

Jill C. Corbett
Inland Real Estate Group, LLC
2901 Butterfield Road
Oak Brook, IL 60523

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHARM-SALE LEASEBACK II DST FUND 1, LLC	Walgreens Co Real Estate Tax Dept	Map 60-04; Parcel 110
205 N. Michigan Ave., Suite 1130	P.O. Box 1159	
Chicago, IL 60601	Deerfield, IL 60015	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (defined below) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged PHARMACY SALE LEASEBACK II DST, a Delaware statutory trust ("Grantor"), has this day bargained and sold, and do hereby transfer and convey unto the said PHARM-SALE LEASEBACK II DST FUND 1, LLC, a Delaware limited liability company, ("Grantee"), certain real estate in Davidson County, Tennessee as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $3,246,598.15

Affiant _____

Subscribed and sworn to before me this 1st day of September, 2021

Notary Public Brandy Gomaz

My commission expires: 5-5-25
(affix seal)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property known as 200 W. Maplewood Lane, Nashville, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever, We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, subject to the following matters: (i) general ad valorem real estate taxes and assessments not yet due and payable; (ii) current building codes, set back restrictions, zoning regulations and ordinances

and other matters restricting the use of the Property, (iii) matters done or suffered by or through Grantee; and (iv) the permitted exceptions set forth on Exhibit "B" attached hereto and made a part hereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor.

[Signature Page to Follow]

Witness our hand this 25 day of August, 2021, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PHARMACY SALE LEASEBACK II DST, a Delaware statutory trust

By: Pharmacy Sale Leaseback II Exchange, L.L.C., a Delaware limited liability company, its signatory trustee

By: Inland Private Capital Corporation, a Delaware Corporation, its sole member

By: _____
Name: Daniel W. Zatloukal
Its: Senior Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that Daniel W Zatloukal personally known to me to be the SVP of Inland Private Capital Corporation, a Delaware corporation, the sole member of Pharmacy Sale Leaseback II Exchange, L.L.C., a Delaware limited liability company, the signatory trustee of Pharmacy Sale Leaseback II DST, a Delaware statutory trust, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered the said instrument as his/her own free and voluntary act as the free and voluntary act of said trust, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17 day June, 2021

_____
Notary Public Signature

My Commission Expires: 1-17-22

OFFICIAL SEAL
CINDY L THOMAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/17/22

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Exhibit A
Legal Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee Bounded on the East by the Westerly Margin of Dickerson Pike, Bounded on the South by the Northerly Margin of W. Maplewood Lane, Bounded on the West by the Downside Risk Professional Properties, GP Property, as of record in Instrument Number 200508100094612, R.O.D.C., TN. Bounded on the North by the Maverick Management, LLC Property, as of record in Instrument Number 200208150099038, R.O.D.C., TN, and the RTM Development Company Property, as of record in Deed Book 10511, Page 971, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an existing iron pin, said iron pin being the southeast corner of the RTM Development Company Property, as described in Deed Book 10511, Page 971, R.O.D.C., TN, and the northeast corner of the property described herein; thence, with the westerly margin of Dickerson Pike, South 08 degrees 15 minutes 12 seconds West, 208.97 feet to the beginning of a curve to the right; thence with said curve having a central angle of 90 degrees 04 minutes 48 seconds, a radius of 30.00', a length of 47.17 feet and a chord bearing and distance of South 53 degrees 17 minutes 36 seconds West, 42.46 feet to a point in the northerly margin of West Maplewood Lane; thence, with said margin, North 81 degrees 40 minutes 00 seconds West, 259.96 feet, thence, a common line with the Downside Risk Professional Properties, GP Property, as of record in Instrument Number 200508100094612, R.O.D.C., TN, North 08 degrees 15 minutes 08 seconds East, 232.18 feet to an existing iron pin; thence, a common line with the Maverick Management, LLC Property, as of record in Instrument Number 200208150099038, R.O.D.C., TN, and the RTM Development Company Property, as of record in Deed Book 10511, Page 971, R.O.D.C., TN, South 83 degrees 01 minutes 02 seconds East, 290.07 feet to the point of beginning containing 68,130 square feet or 1.564 acres, more or less.

Being the same property conveyed to Pharmacy Sale Leaseback II DST, a Delaware statutory trust by Warranty Deed of record in Instrument No. 20140327-0025125, Register's Office for Davidson County, Tennessee

EXHIBIT B
PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.

2. Easements or claims of easements not shown by the Public Records.

3. Taxes for the year 2021, a lien not yet due and payable.

4. Subject to the following matters shown on the Plan of record as Instrument Number 20030107-0002916, Register's Office of Davidson County, Tennessee:
   a) 20 foot public utility and drainage easements
   b) 2 foot reservation for right-of-way along Dickerson Pike

5. Terms and conditions of Restrictive Covenant by and between William C. Coats and Mid-State Automotive Distributors, Inc. of record in Instrument Number 20021105-0135804, in the Register's Office for Davidson County, Tennessee.

6. Maintenance Agreement of record in Instrument Number 20070809-0095148, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement of record in Instrument Number 20070809-0095540, in the Register's Office for Davidson County, Tennessee.

8. Terms and provisions of a lease dated March 14, 2014 by and between Pharmacy Sale Leaseback II DST, a Delaware statutory trust, Landlord, and Walgreen Co., an Illinois corporation, Tenant, as evidenced by Memorandum of Lease of record in Instrument Number 20140327-0025129, in the Register's Office for Davidson County, Tennessee, and the terms, covenants, conditions, Right of First Refusal, and other provisions as contained in said lease

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Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 August 25, 2021 (date of document).

Affiant Signature

July 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

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY