This Instrument prepared by:
Honigman LLP
Attn: Jeffrey S. Horowitz, Esq.
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304

Karen Johnson Davidson County
Batch# 726331 DEEDWARRSP
09/29/2021 11:38:30 AM 5 pgs
Fees: $28.00 Taxes: $7,582.78
20210929-0130980

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

THIS INDENTURE, made and entered into this **20th** day of **September, 2021**, between **MAT REAL ESTATE LLC,** a Kentucky limited liability company, having an address of 301 East Market Street, Suite 301, Louisville, Kentucky 40202, party of the first part, and **AGREE CONVENIENCE NO. 1, LLC**, a Delaware limited liability company, having an address at 70 E. Long Lake Road, Bloomfield Hills, Michigan 48304, party of the second part,

WITNESSETH: That for and in consideration of the sum of TWO MILLION FORTY-NINE THOUSAND FOUR HUNDRED AND 00/100 ($2,049,400.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, together with the buildings, fixtures and improvements thereon, legally described on **Exhibit A** attached hereto, together with all the appurtenances and hereditaments thereto (the "**Premises**"), subject only to those matters set forth on **Exhibit B** attached hereto and made a part hereof (the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD, all and singular, the Premises to the party of the second part, their successors and assigns to their own use forever.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Premises, and that it has good right to sell and convey the same; and that the party of the first part will warrant and defend the same against all claims and demands of the party of the first part, but against none other, subject to the matters above set forth.

Whenever the word "party" is used herein, it shall mean "parties" if there is more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

****

(FOR RECORDING DATA ONLY)

Property Address:
714 Stewarts Ferry Pike
Municipal Jurisdiction: Nashville

New Property Owner:

AGREE CONVENIENCE NO. 1, LLC,
a Delaware limited liability company
70 E. Long Lake Road, Bloomfield Hills, Michigan 48304

Ward, Block & Parcel Number:
Parcel ID: 097-13-0-029.00

Mail tax bills to: (Person or Agency responsible for payment of taxes)

AGREE CONVENIENCE NO. 1, LLC
70 E. Long Lake Road, Bloomfield Hills, Michigan 48304

This instrument prepared by:

Honigman LLP
Attn: Jeffrey S. Horowitz, Esq.
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304

Return to:

Honigman LLP
Attn: Jeffrey S. Horowitz, Esq.
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304

State of Arizona
County of Maricopa

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,049,400.00.

FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation

Brandon Shepherd

Sworn to and subscribed to before me this 20th day of September, 2021.

Carrie Peterson

Notary Public

My commission expires:
11/09/22

CARRIE PETERSON
Notary Public - Arizona
Maricopa Co. / #554606
Expires 11/09/2022

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Four, Larchwood Commercial Subdivision of record in Plat Book 6200, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MAT Real Estate, LLC, a Kentucky limited liability company by Warranty deed dated August 16, 2007 of record in Instrument No. 20070817-0098740 Register's Office for Davidson County, Tennessee.

Parcel No.: 097-13-0-029.00

Commonly Known As: 714 Stewarts Ferry Pike, Nashville, Tennessee 37214

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 78, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 6900, page 875, Register's Office for Davidson County, Tennessee.

4. Terms, provisions and conditions contained in that certain Ground Lease dated August 16, 2007, by and between MAT Real Estate LLC, as lessor, and Thorntons, Inc., as lessee, as evidenced by that certain Ground Lease recorded August 17, 2007 as Instrument Number 20070817-98741, in the Register's Office for Davidson County, Tennessee, and all rights thereunder of and all acts done or suffered thereunder of said lessee or any parties claiming by, through or under said lessee. Lessee's interest is as a lessee only, with no currently exercisable option, right of first refusal, right of first offer or other preferential right to purchase all or any portion of the Land.

5. Stormwater Detention Agreement recorded as Instrument No. 20070829-0103522, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded as Instrument No. 20070829-0103541, in the Register's Office for Davidson County, Tennessee.

7. Matters that would be shown on an accurate ALTA/NSPS Land Title Survey of the Premises.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 September 20, 2021 (date of document).

Affiant Signature
September 20, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY