Karen Johnson Davidson County
Batch# 740367 DEEDWARRSP
10/20/2021 02:32:30 PM 6 pgs
Fees: $33.00 Taxes: $10,730.00
20211020-0141059

THIS INSTRUMENT PREPARED BY:

BRANDI MAIORINO
Ottinger Law Group, PLLC
3835 Cleghorn Ave Suite 250
Nashville, TN 37215
bmaiorino@olgnashville.com

STATE OF TN
COUNTY OF Knox

The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00

C. Renee Smith, acpa
Affiant

Subscribed and sworn to before me, this 18 day of October, 2021.

Karlee N. Jessee
Notary Public
My Commission Expires: 12-20-23

KARLEE N. JESSEE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
SCG-OAKWOOD COMMONS, LLC 23 B Shelter Cove Lane Suite 202 Hilton Head Island, SC 29928	New Owner	064-16-0-059.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BVC OAKWOOD COMMONS, LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **SCG-OAKWOOD COMMONS, LLC,** a Georgia limited liability company ("**Grantee**"), Grantee's successors, heirs and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever but in no way limiting the rights of Grantor to such aforesaid rights. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantees, Grantees' successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[*Signatures on following Page*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 18 day of October, 2021.

GRANTOR:

BVC Oakwood Commons, LLC, a Delaware limited liability company
By: BVC Oakwood Commons JV LLC, its sole Member
By: BVC Oakwood Commons GP LLC, its Manager
By: LBX BV LLC, its Manager and sole Member
By: LBX Acquisitions LLC, its Manager
By: LBX Investments, LLC, its Manager

By: _____
Philip Block, Managing Member

STATE OF Tennessee)
)
COUNTY OF Shelby)

Before me, Dawn K. Teevan, a Notary Public of said County and State, personally appeared Philip Block, Managing Member of LBX Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged LBX Investments LLC to be an authorized signer for LBX Acquisitions LLC, the manager of LBX BV LLC, the manager and sole member of BVC Oakwood Commons GP LLC, the manager of BVC Oakwood Commons JV LLC, the sole member of BVC OAKWOOD COMMONS LLC, the within named bargainor, a limited liability company, and that he as Managing Member of such authorized signer executed the foregoing instrument for the purposes therein contained, by personally signing the name of such authorized signer by himself as Managing Member.

Witness my hand and seal, at Office in Memphis, Tennessee, this 13 day of October, 2021.

Dawn K. Teevan
Notary Public

My Commission Expires: August 3, 2025

DAWN K. TEEVAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-03-2025

EXHIBIT A

Legal Description

SITUATED in the Second Civil District of Davidson County, Tennessee, and being Lot B, consisting of 37,093 square feet/0.852 acre, as shown and more particularly described on that certain Re-Plat of Oakwood Commons, Out-Parcel 1 and Part of Lot 1, prepared for BVC Oakwood Commons, LLC, recorded on February 25, 2019, as Instrument No. 20190225-0016872, in the Davidson County Register's Office.

BEING part of the same property conveyed to BVC Oakwood Commons LLC by Special Warranty Deed from Brixmor Oakwood Commons, LLC, recorded January 29, 2018, as Instrument No. 20180129-0008767, in the Davidson County Register's Office.

TOGETHER WITH and subject to the easements established by Declaration of Cross Easements, Rights, Obligations and Restrictions dated March 19, 2020, and recorded as Instrument No. 202004060036272, in the Knox County Register's Office.

EXHIBIT B

Permitted Exceptions

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

2. Matters depicted or disclosed by the survey of Derek J. Klinkenborg, RLS No. 2840, dated September 15, 2021, last revised October 6, 2021, bearing Drawing No. 2113490-33853 HERMITAGE TN.DWG to include the following:
    a. 20 foot public utility and drainage easement crossing rear of the property;
    b. 20 foot public utility and drainage easement crossing front of the property;
    c. public utility and drainage easement crossing the east side of the property.

3. Rights of tenants in possession pursuant to leases listed in the Assignment of Leases dated on or about the date hereof

4. Zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting or regulating the use, occupancy, or enjoyment of the Property.

5. Shopping Center Easement Agreement and Covenants of Restriction dated May 8, 1989, by and between McDonald's Corporation and The Mitchell Company, recorded in Book 7839, page 163, in the Davidson County Register's Office.

6. Restrictive Covenants dated November 4, 1988, between The Mitchell Company and McDonald's Corporation of record in Book 7839, page 155, in the Davidson County Register's Office.

7. Exclusive Use Rights of tenant as described in that certain Memorandum of Lease of record in Book 7862, page 833, as amended by Amendment to Memorandum of Lease of record in Book 11099, page 689, as amended by Assignment and Assumption of Lease of record in Book 11099, page 702, and Instrument No. 20020815-0098768, as amended by Recognition, Non-Disturbance & Attornment Agreement recorded as Instrument No. 20020820-0100698, as amended by Third Amendment to Memorandum of Lease recorded as Instrument No. 20200707-0072693, all in the Davidson County Register's Office. Said tenant referenced therein, as tenants only, without the option to purchase or the right of first refusal to purchase.

8. Use and outparcel restrictions benefitting tenant as described in that certain Memorandum of Lease by and between Heritage SPE, LLC, Lessor, and Bed Bath & Beyond, Inc., Lessee, dated June 18, 2004, and recorded as Instrument No. 20040721-0086986, as amended by Instrument No. 20140618-0053047, as amended by Instrument No. 20180511-0045253 all in the Davidson County Register's Office, and terms and provisions of the underlying subject lease.

9. Prohibited use restrictions as described in that certain Memorandum of Lease by and between Brixmor Oakwood Commons, LLC, Lessor, and Specialty Retailers, Inc., Lessee, dated February 12, 2015, and recorded as Instrument No. 20150303-0018477, in the Davidson County Register's Office, and terms and provisions of the underlying subject lease.

10. Declaration of Cross Easements, Rights, Obligations and Restrictions dated March 19, 2020, and recorded as Instrument No. 20200406-0036272, in the Davidson County Register's Office.

True Copy Certification

I, Tracey M. Axtell, 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 the law on this 19 day of October, 2021.

Tracey M. Axtell
Affiant Signature

10/19/21
Date

State of TN

County of Knox

Sworn to and subscribed before me this 19 day of October, 2021

Karlee N. Jesse
Notary Signature

MY COMMISSION EXPIRES: 12-20-23
Notary's Seal (if on paper)

KARLEE N. JESSEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY