SPECIAL WARRANTY DEED

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1146166 Instrument #: 2402892
Rec'd: 35.00 Recorded
State: 62668.47 11/5/2021 at 11:58 AM
Clerk: 1.00 in Record Book
Other: 2.00 2165
Total: 62706.47
Pages 1712-1718

State of TX
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **16,937,423.31**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October 2021

Notary Public

MY COMMISSION EXPIRES: RYAN J. WELCH Notary Public, State of Texas 01-28-2023 Comm. Expires 01-28-2023 Notary ID 131869648

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Eric Dar
100 Spectrum Drive
Irvine CA 92618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
IBF Properties WG TN, LLC	SAME	033L-E-001.00
(NAME)	(NAME)	
15305 Dallas Parkway, Suite 400		04-0-110.00
(ADDRESS)	(ADDRESS)	
Addison, TX 75001		033-I-C-004.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pharm-Sale Leaseback II DST Fund I, LLC, a Delaware limited liability company,** hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **IBF Properties WG TN, LLC, a Texas limited liability company,** hereinafter called the GRANTEE(S), its heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

104 W Highway 52 W W Portland TN 37148

unimproved ☐

200 W Maplewood lane Brentwood TN 37027

This is improved ☐ property, known as 1300 Hazelwood Dr., Smyrna, TN 37167

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), its assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Cindy L Briley, Register
Sumner County Tennessee
Rec #: 1061857 Instrument #: 1390164
Rec'd: 35.00 Recorded
State: 0.00 11/5/2021 at 2:41 PM
Clerk: 0.00 in Record Book
Other: 2.00 5773
Total: 37.00
Pages 819-825

FORWARDED TO SUMNER COUNTY ASSESSOR OF PROPERTY ON DATE OF RECORDING

Karen Johnson Davidson County
Batch# 753302 DEEDWARRSP
11/12/2021 10:14:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20211112-0150702

Witness my/our hands this _____day of _____, 2021.

Pharm-Sale Leaseback II DST Fund I, LLC
a Delaware limited liability company

BY:_____

State of _____
County of

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be of Pharm-Sale Leaseback II DST Fund I, LLC and that as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as

WITNESS my hand and seal this _____ day of _____, _____.

_____
Notary Public _____
My Commission Expires: _____

File No.: 21000111387

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo)

On Oct. 14, 2021 before me, Chi-Wei Chou, notary public
(insert name and title of the officer)

personally appeared An Nguyen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHI-WEI CHOU
Notary Public - California
San Francisco County
Commission # 2366309
My Comm. Expires Jul 19, 2025

Signature _____ **(Seal)**

NETCO File Number:NTN-1360162

Borrower Last Name:

Exhibit A
Legal Description

104 Highway 52 W . W, Portland, TN 37148

LAND in Sumner County, Tennessee, being Lot No. 2, of the Re-Subdivision of Lots 1 & 2; Jason Collins Property, as shown on plat of record in Plat Book 23, page 304, in the Register's Office of Sumner County, Tennessee, to which plat reference is hereby made for a more particular description and being more particularly described as follows:
BEGINNING at a 1/2-inch rebar with cap number 924 found 42 feet from the center of State Highway 52, being the northwest corner of United Farm Supply, Inc., Deed Book 535, Page 205; runs thence with United Farm Supply, Inc., South 02 degrees 52 minutes 58 seconds West, 285.23 feet to a mark on concrete, 23 feet from the center of West Knight Road; thence with the right-of-way of West Knight Road North 82 degrees 57 minutes 14 seconds West, 203.61 feet to a pk nail found at the southeast corner of Lot 1 of the Resubdivision of Lots 1 and 2 of the Jason Collins Property of record in Plat Book 23, Page 304; thence with Lot 1 as follows: North 14 degrees 07 minutes 41 seconds East, 189.32 feet to a 1/2-inch rebar with cap number 924 found; South 79 degrees 20 minutes 39 seconds East, 20.00 feet to a mark on concrete; North 10 degrees 39 minutes 21 seconds East, 95.31 feet to a 1/2-inch rebar with cap number 924 found in the south right-of-way of State Highway 52; thence with the right-of-way of State Highway 52 South 84 degrees 07 minutes 41 seconds East, 133.63 feet to the Point of Beginning, and containing 1.10 acres, more or less, as surveyed by Larry I. Smith, Tennessee Registered Land Surveyor Number 824, of L. I. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, on January 8, 2008.

Title to the estate or interest shown in Schedule A was acquired by an instrument dated August 25, 2021 and recorded on September 7, 2021 as (instrument) 1380979 (volume) 5708 Page 787 of the Official Records of Sumner County, Tennessee from Pharmacy Sale Leaseback II DST, a Delaware statutory trust, to Pharm-Sale Leaseback II DST Fund 1, LLC, a Delaware limited liabilty company.

200 W. Maplewood Lane, Nashville, TN 37027

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 91, 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.

Title to the estate or interest shown was acquired by an instrument dated September 1, 2021 and recorded on September 9, 2021 as (instrument) 20210909-0120851of the Official Records of Davidson County, Tennessee from Pharmacy Sale Leaseback II DST, to Pharm-Sale Leaseback II DST Fund 1, LLC.

1300 Hazelwood Drive
Land lying in Rutherford County, Tennessee, being Lot 3 on the Final Plat 2nd Revision of Lot 1 and 3rd Revision of
Lots 2 and 3 Country Village Shopping Center, as shown in plat of record in Plat Book 34, page 32, Register's Office
for Rutherford County, Tennessee, and being more particularly described as follows according to a survey prepared by
Thomas A. Young, TRLS #2265, of L. I. Smith & Associates, Inc., dated 11/24/08, Project No. R-33L-F-1 & 3/5591:
Beginning at a pk nail found 40 feet from the center of Old Nashville Highway at the new northeast corner of Lot 1 of
Country Village Shopping Center, Plat Book 6, Page 42, said pk nail has State Plane Coordinates North: 592544.0 and
East: 1814275.2; runs thence with Old Nashville Highway as follows: South 40 degrees 45 minutes 12 seconds East,
213.24 feet; Along a curve to the right 25.47 feet, having a radius of 30.00 feet, and being subtended by a chord
bearing and distance of South 16 degrees 25 minutes 10 seconds East, 24.71 feet to the right-of-way of Hazelwood
Drive, 40 feet from the center; thence with Hazelwood Drive South 07 degrees 54 minutes 20 seconds West, 236.17
feet to the northeast corner of Country Village LLC, Record Book 837, Page 3061; thence with Country Village as
follows: North 82 degrees 05 minutes 40 seconds West, passing a 1/2-inch rebar with cap set at 6.04 feet, a total
distance of 208.96 feet to a pk nail set; North 07 degrees 54 minutes 10 seconds East, 261.68 feet to a pk nail set;
North 49 degrees 38 minutes 39 seconds East, 58.14 feet to a pk nail set; North 07 degrees 54 minutes 10 seconds
East, 94.48 feet to the Point of Beginning, and containing 1.52 Acres, more or less, as surveyed by Thomas A. Young,
Tennessee Registered Land Surveyor Number 2265, of L. I. Smith & Associates, 302 North Caldwell Street, Paris, TN
38242, on November 24, 2008. Record bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Title to the estate or interest shown was acquired by an instrument dated September 1, 2021 and recorded on September 7, 2021 as (instrument) 2388736 (volume) 2136 Pages 3129 of the Official Records of Rutherford County, Tennessee from Pharmacy Sale Leaseback II DST, to Pharm-Sale Leaseback II DST Fund 1, LLC,

Commonly known as: 200 W. Maplewood Lane, Brentwood, TN 37027 in the County of Davidson

Parcel Number: 04-0-110.00

Tennessee Certification of Electronic Document

I, Cristina Garcia, 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 10-13-21 (date of document).

Affiant Signature

10-13-2021
Date

State of Texas

County of Williamson

Sworn to and subscribed before me this 13 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/22/25

NOTARY'S SEAL

SUNI DAY
Notary Public, State of Texas
Comm. Expires 04-22-2025
Notary ID 129399122