Karen Johnson Davidson County
Batch# 782055 DEEDWARRSP
12/30/2021 01:42:34 PM 6 pgs
Fees: $33.00 Taxes: $26,692.29
20211230-0171974

This Instrument Prepared By:

Ross D. Taylor
Keating Muething & Klekamp PLL
One East Fourth Street, 14th Floor
Cincinnati, OH 45202

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
MILLAN HOLDINGS LLC 126 Main Street, Suite B Clarksville, Tennessee 37040	Same
Map & Parcel No.:	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, TRAMLAW REMAINDERMAN LIMITED PARTNERSHIP, an Illinois limited partnership, and WLM RETAIL TRUST, a Delaware statutory trust (collectively, "Grantor"), has bargained and sold and does hereby transfer and convey unto MILLAN HOLDINGS LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 4101-4109 Lebanon Pike, Hermitage, Tennessee 38134.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of December, 2021.

TRAMLAW REMAINDERMAN LIMITED PARTNERSHIP, an Illinois limited partnership

By: Lorentzen Investment Manager LLC
Its: General Partner

By: Lorentzen Investments, L.L.C.
Its: Manager

By: _____
Name: Anthony Fragapane
Its: Authorized Signatory

STATE OF FLORIDA)
)
COUNTY OF LEE)

Personally appeared before me, Lori L. Benson, a Notary Public in and for said County and State, Anthony Fragapane, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of the manager of the general partner of TRAMLAW REMAINDERMAN LIMITED PARTNERSHIP, an Illinois limited partnership, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 15th day of December, 2021.

LORI L BENSON
Notary Public - State of Florida
Commission # GG 237739
My Comm. Expires Jul 12, 2022
Bonded through National Notary Assn.

_____
NOTARY PUBLIC

My Commission Expires: 07-12-2022

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of December, 2021.

WLM RETAIL TRUST, a Delaware statutory trust

By: _____
Name: Anthony Fragapane
Its: Attorney-in-Fact

STATE OF FLORIDA)
)
COUNTY OF LEE)

Personally appeared before me, Lori L. Benson, a Notary Public in and for said County and State, Anthony Fragapane, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of WLM RETAIL TRUST, a Delaware statutory trust, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 15 day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 07-12-2022

LORI L BENSON
Notary Public - State of Florida
Commission # GG 237739
My Comm. Expires Jul 12, 2022
Bonded through National Notary Assn.

STATE OF Tennessee)
)
COUNTY OF Montgomery)

The actual consideration or value, whichever is greater, for this transfer is $7,214,133.00.

AFFIANT

Subscribed and sworn to before me this 23 day of December, 2021.

NOTARY PUBLIC

LARRY A. ROCCONI, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires:

2/12/24

Exhibit A

Legal Description

Auditor's Parcel No. 075 14 0 135.00

Land in Davidson County, Tennessee being Lot No. 6, on the plan of First Revision, Wal-Mart Center, as shown on Plat of record in Book 6900, Page 237, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

FOR INFORMATIONAL PURPOSES: Being the same property conveyed to WLM Retail Trust, a Delaware business trust, **(as to buildings and improvements)** by Deed (Owner Trustee) dated as of September 19, 1991 and recorded October 2, 1991 in Deed Book 8456, Page 59 and Tramlaw Remainderman Limited Partnership, an Illinois limited partnership, **(as to land)** by Deed (Remainder Purchaser) dated as of September 19, 1991 and recorded October 2, 1991 in Deed Book 8456, Page 65, Davidson County, Tennessee Records.

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Exhibit B

Exceptions