Karen Johnson Davidson County
Batch# 790196 DEEDWARRSP
01/14/2022 08:06:30 AM 5 pgs
Fees: $28.00 Taxes: $51,182.10
20220114-0005545

SPECIAL WARRANTY DEED

MARK ANDREW KREBS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $13,833,000.00. Affiant Subscribed and sworn to before me, this the 4th day of January, 2022. Notary Public My commission expires: 4/1/24

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
MAPLE CREEK TN LLC MAPLE CREEK TIC 1 TAMRAK LLC MAPLE CREEK TIC 2 NAGLE LLC 972 Route 45, Ste. 204 Pomona, NY 10970-3527	New Owner	119-08-0-115.00

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, GLENROSE, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto MAPLE CREEK TN LLC, a Delaware limited liability company, as to a 68.125% interest, MAPLE CREEK TIC 1 TAMRAK LLC, a Delaware limited liability company, as to a 17.5% interest, and MAPLE CREEK TIC 2 NAGLE LLC, a Delaware limited liability company, as to a 14.375% interest, as Tenants-In-Common ("Grantees"), certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 2706 Glenrose Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but no others.

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.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 7th day of ~~December, 2021.~~ January, 2022.

GRANTOR:

GLENROSE, LLC,
a Tennessee limited liability company

By:_____
Name: Mark K. Sanders
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark K. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be an Authorized Signatory of Glenrose, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Glenrose, LLC by Mark K. Sanders, Authorized Signatory.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 1/8/24

SUSAN BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in the Sixth, formerly Ninth, Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the unrecorded plan of Brookside Heights described as follows:

BEGINNING at a point in the northerly margin of Glenrose Avenue, said point being 250 feet, more or less, from the Northwest corner of Glenrose Avenue and Thompson Lane; thence with said Northerly margin of Glenrose Avenue, Westerly 342.57 feet to a point; thence South 88 degrees 28 minutes East 35.71 feet to a point; thence North 1 degree 19 minutes East 446.5 feet to a point on the Southerly margin of the N.C. & St. L. right-of-way; thence with said right-of-way, South 87 degrees 52 minutes East 403.48 feet to a point; thence South 2 degrees 23 minutes West 313.28 feet to a point; thence North 87 degrees 37 minutes West 57 feet to a point; thence South 2 degrees 23 minutes West 82.5 feet to a point; thence North 87 degrees 37 minutes West 50 feet to a point; thence South 2 degrees 39 minutes West 124.6 feet to the Point of Beginning.

Being the same property conveyed to Glenrose, GP (now known as Glenrose, LLC) from 2706 Glenrose Avenue Holdings, LLC, by Special Warranty Deed recorded as Instrument No. 20110802-0059422 in the Register's Office of Davidson County.

Exhibit B

Permitted Exceptions

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

2. Rights of the CSX Railroad, and its successors and/or assigns, including the right to expand up to the full extent of its charter.

3. Sewer easement grant to City of Nashville, of record in Book 3530, Page 196, in the Register's Office for Davidson County, Tennessee.

4. Grant of Easement grant to Comcast of Nashville I, LLC, of record in Instrument No. 20111206-0095098; and Grant of Easement granted to Comcast Cable Communications Management, LLC, of record in Instrument No. 20191029-0110660, in the Register's Office for Davidson County, Tennessee.

5. Terms and provisions of that certain unrecorded Lease Agreement dated May 1, 2014, by and between Coinmach Corporation as lessee and Glenrose GP as lessor, and any amendments thereto.

6. Matters shown on the ALTA/NSPS Land Title Survey by Jonathan F. Murphy of Jonathan Murphy Professional Land Surveying, License No. 2785, for 2706 Glenrose Avenue, Nashville, Tennessee, File Name: TN Nashville 2706 Glenrose Avenue (2021), dated December 27, 2021, as follows:

    a. Utility and drainage lines, with meters valves, poles, and other appurtenances;
    b. Overhead wires;
    c. Wood plank fence that meanders in and out of northern boundary line.

Tennessee Certification of Electronic Document

I, CASEY M. KELLER, 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 1/7/22 (date of document).

Affiant Signature

1/7/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY