First American Title

Karen Johnson Davidson County
Batch# 795295 DEEDWARRSP
01/26/2022 08:33:30 AM 6 pgs
Fees: $33.00 Taxes: $25,530.00
20220126-0009259

This Instrument Prepared By:
Brad M. Wolfe
Slutzky, Wolfe and Bailey, LLP
2255 Cumberland Pkwy, #1300
Atlanta, GA 30339

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of this 6 day of January, 2022, by and between **TRIANGLE REGENCY VI, LLC**, a Delaware limited liability company (the "**Grantor**"), and **DWIGHT WAGNER FAMILY LIMITED PARTNERSHIP II**, a Pennsylvania limited partnership (the "**Grantee**").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, and convey unto the Grantee, the real estate situated and being in the County of Davidson, State of Tennessee, and being more particularly described as follows (the "**Property**"):

SEE **EXHIBIT A** ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

Being the same property conveyed to Grantor herein by deed of record at Instrument No. 20150821-0084661 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor represents the Property is improved.

Grantor hereby covenants with Grantee that it is lawfully seized in fee of the Property; that it has a good right to sell and convey the same; that the same is unencumbered, except for those items set forth on **EXHIBIT B** attached hereto and incorporated hereby by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, and under a conveyance from the Grantor but not further or otherwise.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[Remainder of Page Intentionally Left Blank.]

WITNESS the signature of Grantor as of the day and year first above written.

TRIANGLE REGENCY VI, LLC,
a Delaware limited liability company

By: Triangle Regency, LLC,
a North Carolina limited liability company
Its: Sole Member

By: _____
Name: Balubhai N. Patel
Title: Manager

STATE OF NC
COUNTY OF wake

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Balubhai N. Patel, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of Triangle Regency, LLC, a North Carolina limited liability company, the Sole Member of TRIANGLE REGENCY VI, LLC, a Delaware limited liability company, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing the name of the company by himself as such Manager of the Sole Member.

Witness my hand and seal this the 6 day of January, 2022.

_____
Notary Public

My Commission Expires: 6/27/22

JONATHAN T. SIZEMORE
NOTARY
PUBLIC
WAKE COUNTY, N.C.

STATE OF Pennsylvania
COUNTY OF Lancaster

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $6,900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant – Dwight E. Wagner, as Managing Member of DEW Investment, LLC, a Pennsylvania limited liability company, the General Partner of DWIGHT WAGNER FAMILY LIMITED PARTNERSHIP II, a Pennsylvania limited partnership

Subscribed and sworn to before me this 5 day of January, 2022.

Tracy R. Beck
Notary Public

My Commission Expires:_____

Commonwealth of Pennsylvania - Notary Seal
Tracy R. Beck, Notary Public
Lancaster County
My commission expires April 21, 2023
Commission number 1159453
Member, Pennsylvania Association of Notaries

Property Address:
2421 Lebanon Pike Road
Nashville, Tennessee 37214
Tax Parcel I.D. No.: 095-04-028.00

Property Owner's Name and Address:
Dwight Wagner Family Limited Partnership II
1650 Crooked Oak Drive, Suite 310
Lancaster, PA 17601
Attn: Dwight E. Wagner

Mail Tax Bills to:
Dwight Wagner Family Limited Partnership II
1650 Crooked Oak Drive, Suite 310
Lancaster, PA 17601
Attn: Dwight E. Wagner

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF THE REVISION OF A MINOR SUBDIVISION OF THE GEORGE DURNIN TRACT, AS SHOWN ON PLAT RECORDED AT INSTRUMENT NO. 20021125-0146044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT PROPERTY, SITUATED WITHIN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LEBANON PIKE, U.S. HIGHWAY 70, AND MCGAVOCK PIKE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN THE ASPHALT ON THE SOUTHERN RIGHT-OF-WAY LINE OF LEBANON PIKE, HAVING A VARYING RIGHT-OF-WAY WIDTH, ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO RICHARD D. TAYLOR, SR. AND P.T. CLUCKER AS RECORDED IN WILL BOOK 142, PAGE 27; THENCE WITH THE SOUTHERN RIGHT-OF--WAY LINE OF LEBANON PIKE, NORTH 79 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 95.78 FEET TO A P.K. NAIL SET IN ASPHALT; THENCE NORTH 82 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 25.05 FEET TO A P.K. NAIL SET IN ASPHALT; THENCE WITH AN OFFSET IN SAID RIGHT-OF-WAY, SOUTH 11 DEGREES 12 MINUTES 10 SECONDS EAST, A DISTANCE OF 7.00 FEET TO AN X MARK MADE IN A CONCRETE SIDEWALK; THENCE CONTINUING WITH SAID RIGHT--OF-WAY, NORTH 78 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 89.78 FEET TO AN X MARK MADE IN A CONCRETE SIDEWALK; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 43.00 FEET, AND AN ARC LENGTH OF 77.22 FEET, (A TANGENT DISTANCE OF 53.95 FEET, AND A CHORD DISTANCE OF 67.25 FEET), TO A P.K. NAIL FOUND; THENCE WITH AN OFFSET IN THE RIGHT-OF-WAY, SOUTH 88 DEGREES 02 MINUTES 26 SECONDS EAST, A DISTANCE OF 2.95 FEET TO A P.K. NAIL FOUND; THENCE WITH THE WESTERN RIGHT-OF-WAY OF MCGAVOCK PIKE, HAVING A VARYING RIGHT--OF-WAY WIDTH, SOUTH 03 DEGREES 48 MINUTES 23 SECONDS WEST, A DISTANCE OF 251.37 FEET, SAID POINT BEING NORTH 03 DEGREES 48 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.00 FEET FROM A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO HJL, L.P. AS RECORDED IN DEED BOOK 20000801, PAGE 75996 BEING THE SOUTHEAST CORNER OF ABOVE MENTIONED TRACT OF WHICH THIS DESCRIPTION IS A PART; THENCE ALONG A NEW DIVISION LINE, SOUTH 76 DEGREES 23 MINUTES 01 SECONDS WEST, A DISTANCE OF 39.43 FEET TO A POINT; THENCE SOUTH 79 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 169.31 FEET TO A POINT; THENCE NORTH 40 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.25 FEET TO A POINT; THENCE NORTH 11 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 153.96 FEET TO A POINT IN THE SOUTH LINE OF THE RICHARD D. TAYLOR TRACT AS RECORDED IN WILL BOOK 142, PAGE 27, SAID POINT BEING NORTH 78 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.38 FEET FROM A TACK FOUND AT THE SOUTHWEST CORNER OF SAID TAYLOR TRACT; THENCE ALONG THE SOUTH LINE OF TAYLOR, NORTH 78 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 24.62 FEET TO A P.K. NAIL SET IN ASPHALT AT THE SOUTHEAST CORNER OF SAID TAYLOR TRACT; THENCE ALONG THE EAST LINE OF TAYLOR, NORTH 09 DEGREES 11 MINUTES 28 SECONDS WEST, A DISTANCE OF 133.28 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TRIANGLE REGENCY VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM COLE WG NASHVILLE TN DST, A DELAWARE STATUTORY TRUST OF RECORD IN INSTRUMENT NO. 20150821-0084661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
PERMITTED TITLE EXCEPTIONS

All matters shown on plat(s) of record in Plat Instrument No. 200211250146044, in the Register's Office of Davidson County, Tennessee.

Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between MJM McGavock Partnership, a Tennessee General Partnership and Walgreen Co., an Illinois corporation, of record in Instrument No. 200312110177962; as affected by Instrument No. 200404190043925; as assigned and assumed in Instrument No. 20050413041039; as assigned and assumed in Instrument No. 201508210084662; as affected by Instrument No. 201508240085337, in the Register's Office of Davidson County, Tennessee.

Traffic Pole Easement from Billy C. Kay, Successor Trustee to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8758, Page 421, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Nick Kallod, 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 1/6/2022 (date of document).

Affiant Signature

1/14/2022
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 14th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 29, 2025

NOTARY'S SEAL

ERICA CORNELIUS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 609934
Expires June 29, 2025