Karen Johnson Davidson County
Batch# 857735 DEEDWARRSP
05/18/2022 12:44:30 PM 11 pgs
Fees: $58.00 Taxes: $4,070.00
20220518-0057568

This Instrument was prepared by
and

WHEN RECORDED MAIL TO:

Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201
Attn: Bettie J. Winton

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, VEREIT REAL ESTATE, L.P., a Delaware limited partnership, successor by merger to ARC CVNVLTN001, LLC, a Delaware limited liability company ("**Grantor**"), hereby grants and conveys to MONTGOMERY G. TURNER, SR., an individual Tennessee resident ("**Grantee**"), the real property located in Davidson County, Tennessee, legally described as:

> See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**").

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all liens, covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all leases and any other occupancy agreements in effect; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through or under Grantor, but no other.

[SIGNATURE ON FOLLOWING PAGE.]

Dated this 20 day of April, 2022.

GRANTOR:

VEREIT REAL ESTATE, L.P.,
a Delaware limited partnership

By: VEREIT Real Estate GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Name: Daniel T. Haug
Title: SVP, Associate General Counsel

STATE OF ARIZONA)
) ss.
County of Maricopa)

14th The foregoing instrument was acknowledged and executed in my presence before me this day of April 2022, by Daniel T. Haug the SVP, Associate General Counsel of VEREIT Real Estate GP, LLC, a Delaware limited liability company, the General Partner of VEREIT Real Estate, L.P., a Delaware limited partnership, for and on behalf of the partnership.

MANDY OWEN
Notary Public - Arizona
Maricopa County
Commission # 562071
My Comm. Expires May 10, 2023

MOwen
Notary Public

Mandy Owen
Name

My Commission Expires: 5/10/2023

AFFIRMATION OF CONSIDERATION

The undersigned VEREIT REAL ESTATE, L.P., a Delaware limited partnership, hereby affirms that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

VEREIT REAL ESTATE, L.P.,
a Delaware limited partnership

By: VEREIT Real Estate GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Name: Daniel T. Haug
Title: Senior Vice President, Associate General Counsel

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged and executed in my presence before me this 20th day of April, 2022, by Daniel T. Haug, the Senior Vice President, Associate General Counsel of VEREIT Real Estate GP, LLC, a Delaware limited liability company, the General Partner of VEREIT Real Estate, L.P., a Delaware limited partnership, for and on behalf of the partnership.

PAULINE THOMAS
Notary Public - Arizona
Maricopa County
Commission # 553774
My Comm. Expires Nov 9, 2022

_____
Notary Public

Pauline Thomas
Name

My Commission Expires: 11/09/2022

4875-2137-9868.2

Exhibit A

Legal Description of the Property

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the Northwest quadrant of the intersection of Kings Lane and Clarksville Highway being designated as Lot No. 1 on the Final Plat of Revco Subdivision of record in Plat Book 8250, page 429, R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin in the Northerly margin of Kings Lane, said pin being the Southwest corner of herein described tract; thence, leaving said margin, with the Easterly line of Betty Corlew Thomas of record in Deed Book 3933, page 118, R.O.D.C., North 12 deg. 03 min 06 sec. East, 270.00 feet to an iron pin; thence, with the Southerly line of said Betty Thomas, South 77 deg. 57 min. 46 sec. East, 200.00 feet to an iron pin in the Westerly margin of Clarksville Highway; thence, with said margin and a curve concave to the West having a central angle of 05 deg. 28 min. 05 sec. a radius of 1851.89 feet and a chord of South 08 deg. 17 min. 42 sec. West, 176.66 feet for an arc length of 176.73 feet to an iron pin; thence, with a curve concave to the West having a central angle of 71 deg. 19 min. 59 sec., a radius of 25.00 feet and a chord of South 46 deg. 41 min. 43 sec. West, 29.15 feet for an arc length of 31.13 feet to a point in the Northerly margin of Kings Lane; thence, with said margin, South 82 deg. 21 min. 42 sec. West, 207.11 feet to the point of beginning, containing 48,293 square feet or 1.109 acres, more or less.

Less and Except the property conveyed to the State of Tennessee by Warranty Deed of record in Instrument No. 20000619-0060608, Register's Office for Davidson County, Tennessee, dated June 19, 2000.

AND

Less and Except that portion of the foregoing property which is described in the Order of record at Instrument No. 20180507-0043558, Register's Office for Davidson County, Tennessee, dated April 3, 2018 (such portion being the "Order Property"), all of which Order Property, and all rights to any compensation that will be paid for the taking of the Order Property, are hereby reserved unto and retained by Grantor.

Being a portion of the property conveyed to ARC CVNVLTN001, LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20121012-0093629, Register's Office for Davidson County, Tennessee. The said ARC CVNVLTN001, LLC now being known as VEREIT REAL ESTATE, L.P., a Delaware limited partnership as evidenced by the Delaware Certificate of Merger attached hereto as Exhibit B.

EXHIBIT B

State of Delaware
Secretary of State
Division of Corporations
Delivered 11:45 AM 12/15/2017
FILED 11:45 AM 12/15/2017
SR 20177595946 - File Number 6513591

CERTIFICATE OF MERGER
OF
DOMESTIC LIMITED LIABILITY COMPANIES
INTO
VEREIT REAL ESTATE, L.P.
(A DOMESTIC LIMITED PARTNERSHIP)

The undersigned limited partnership, duly formed and existing under and by virtue of the Delaware Revised Uniform Limited Partnership Act, does hereby certify that:

FIRST: The name, jurisdiction of formation or organization and type of entity of each of the constituent domestic limited partnerships and limited liability companies which is to merge is as follows:

	Name	Jurisdiction	Type of Entity
[redacted]			

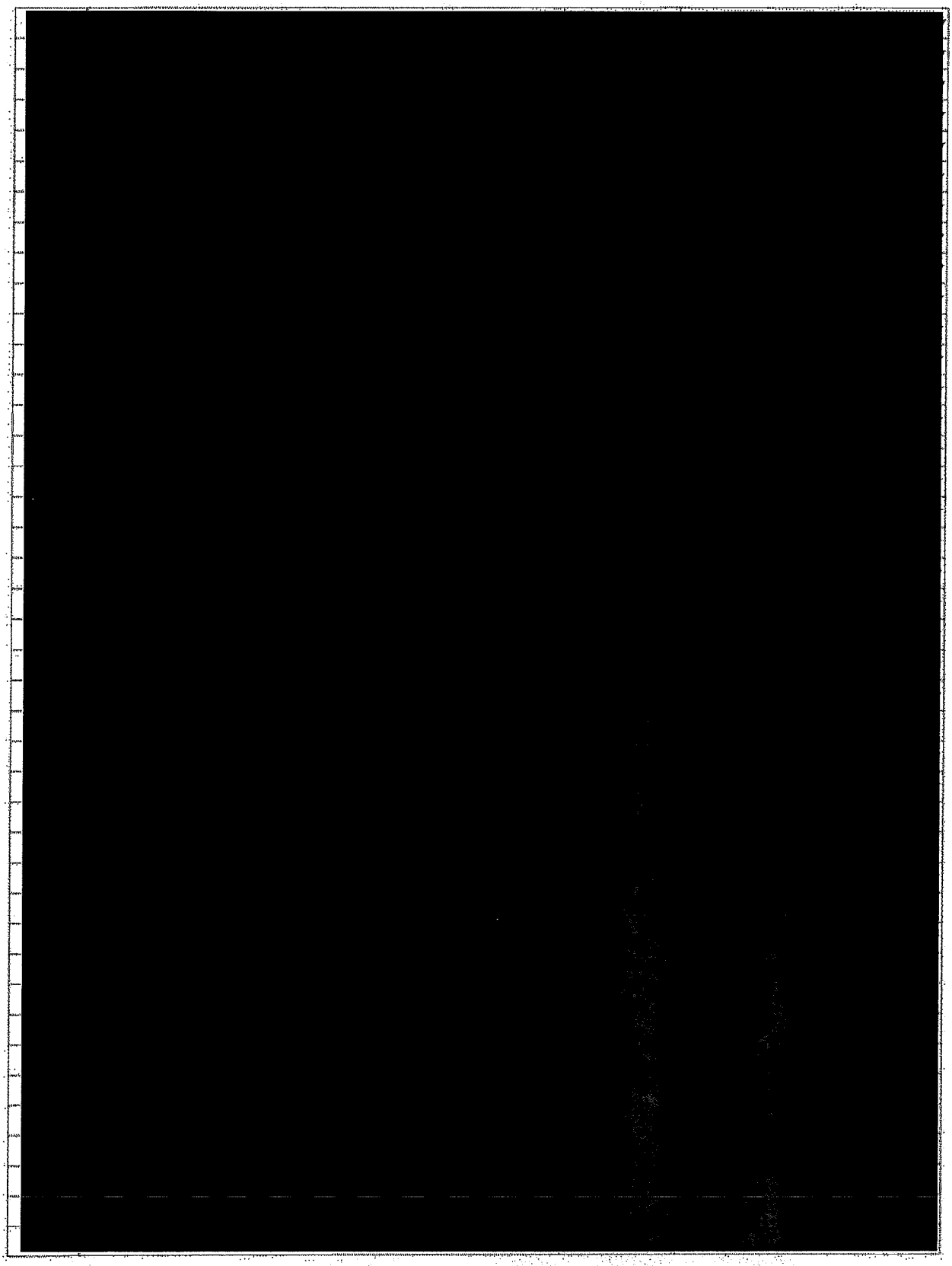
Main Entities #6

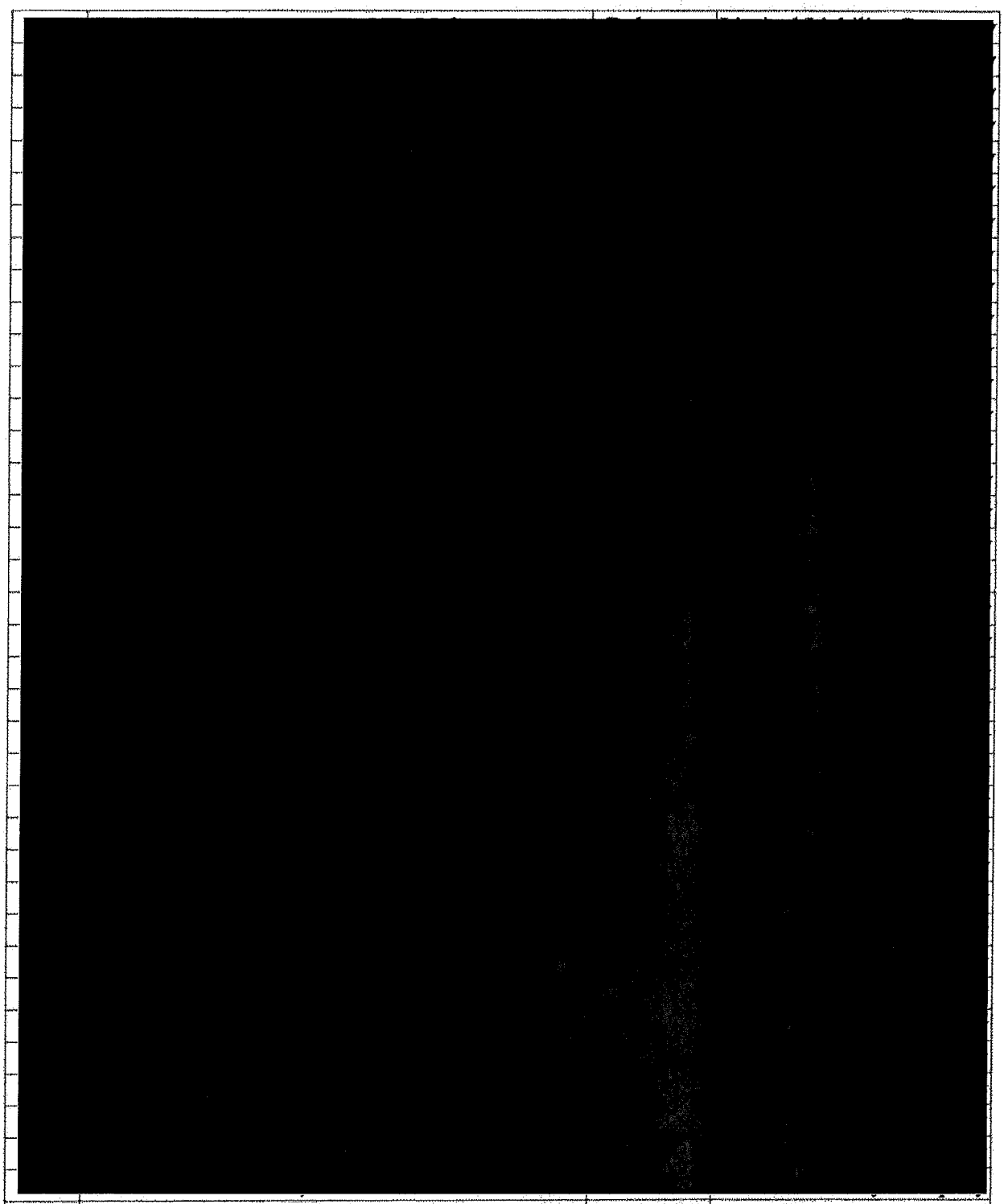
[redacted]

45	ARC CVNVLTN001, LLC	Delaware	Limited Liability Company

[redacted]

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148	VEREIT Real Estate, L.P.	Delaware	Limited Partnership

SECOND: An Agreement of Merger, dated as of December 4, 2017 (the "**Agreement of Merger**"), has been approved and executed by each of the constituent limited

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partnerships and limited liability companies in accordance with the requirements of Section 17-211 of the Delaware Revised Uniform Limited Partnership Act and Section 18-209 of the Delaware Limited Liability Company Act.

THIRD: The name of the surviving limited partnership is "VEREIT Real Estate, L.P." (the "**Surviving LP**").

FOURTH: The merger shall be effective at 11:59 p.m. EST on December 31, 2017.

FIFTH: The executed Agreement of Merger is on file at a place of business of the Surviving LP. The address of such place of business of the Surviving LP is 2325 E. Camelback Road, Suite 1100, Phoenix, Arizona 85016.

SIXTH: A copy of the Agreement of Merger will be furnished by the Surviving LP on request and without cost, to any partner of any domestic limited partnership, any member of any domestic limited liability company or any person holding an interest in any other business entity in the merger.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has caused this Certificate of Merger to be duly executed in its name this 15th day of December, 2017.

VEREIT REAL ESTATE, L.P.,
a Delaware limited partnership

By: VEREIT Real Estate GP, LLC,
a Delaware limited liability company,
its General Partner

By: VEREIT Operating Partnership, L.P.,
a Delaware limited partnership,
its sole Member and Manager

By: _____
Name: Michael J. Bartolotta
Title: Executive Vice President and Chief Financial Officer

Main Entities #6

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 May 5, 2022 (date of document).

Affiant Signature

May 5, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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