TENNESSEE SPECIAL WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
FCPT Holdings, LLC 591 Redwood Highway, Suite 3215 Mill Valley, CA 94941	118 12 0 039.01	FCPT Holdings, LLC 591 Redwood Highway, Suite 3215 Mill Valley, CA 94941
This instrument prepared by: Richard A. Wright, Jones, Walker, LLP, 11 N. Water Street, Suite 1200, Mobile, AL 36602		

FIRST AMERICAN TITLE

SPECIAL WARRANTY DEED

consideration $2,000,800.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HEALTH PROPERTIES INVESTMENTS, INC.**, an Alabama corporation, (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **FCPT HOLDINGS, LLC** (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, commonly known as 618 Thompson Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors, and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further of otherwise.

[Signature page follows]

Karen Johnson Davidson County
Batch# 860725 DEEDWARRSP
05/23/2022 01:41:30 PM 5 pgs
Fees: $28.00 Taxes: $9,645.16
20220523-0059676

NCS 1117896 TN1

IN WITNESS WHEREOF, the Grantor has executed this Deed this **4th** day of May 2022

GRANTOR:

HEALTH PROPERTIES INVESTMENTS, INC., an Alabama corporation.

By:_____

Title:_____

STATE OF ALABAMA

COUNTY OF MOBILE

I, Trevor P. Ward, a Notary Public, in and for said County in said State, hereby certify that Leland L. Saad whose name as President of the Health Properties Investments, Inc. a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 2nd day of May 2022

(SEAL)



_____

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 8, 2025

_____

Notary Public

My Commission Expires:_____

EXHIBIT A TO
SPECIAL WARRANTY DEED

Legal Description

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

LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET IN CONCRETE IN THE NORTHERLY MARGIN OF *THOMP*SON LANE (100'), SAID POINT BEING THE SOUTHWEST CORNER OF C.B. RAGLAND COMPANY OF RECORD IN INSTRUMENT NO. 200904160034540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, ALONG SAID MARGIN N82°48'30"W, A DISTANCE OF 73.21 FEET TO AN IRON ROD FOUND:

THENCE ALONG SAID MARGIN, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 86°12'00", A RADIUS OF 50.00 FEET, A TANGENT OF 46.79 FEET, A LENGTH OF 75.22 FEET AND HAVING A CHORD WHICH BEARS N39°42'30"W, A DISTANCE OF 68.33 FEET TO AN IRON ROD SITUATED ON THE EASTERLY MARGIN OF EUGENIA AVENUE;

THENCE, ALONG SAID MARGIN, N03°23'30'E, A DISTANCE OF 203.21 FEET TO AN IRON ROD SET.

THENCE, LEAVING SAID MARGIN WITH THE C.B. RAGLAND COMPANY OF RECORD IN INSTRUMENT NO. 200801090002545, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. S82°48'30"W, A DISTANCE OF 120.00 FEET TO AN IRON ROD SET:

THENCE, WITH C.B. RAGLAND S03°23'30"W, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HEALTH PROPERTIES INVESTMENTS, INC., AN ALABAMA CORPORATION, BY DEED FROM JOHN M. ROONEY AND CYNTHIA L. KUELBS, CO-TRUSTEES OF THE JOHN M. ROONEY AND CYNTHIA L. KUELBS TRUST DATED OCTOBER 16, 2001, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST, AND MARK A. FISCHER, TRUSTEE OF THE FISCHER FAMILY TRUST DATED NOVEMBER 28, 1995, AS TO A FIFTY PERCENT (50%)

UNDIVIDED INTEREST AS TENANTS-IN-COMMON, OF RECORD IN INSTRUMENT NO. 201303270030233, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B TO
SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable.

2. Drainage Easement contained in Deed of record in Book 3375, Page 240, in the Register's Office of Davidson County, Tennessee.

3. Rights of Wells Fargo Bank, National Association under an unrecorded lease, as evidenced by Memorandum of Lease by and between Green & Little, L.P., a Tennessee limited partnership and Wachovia Bank, National Association, a national banking association, of record in Instrument No. 200710150122153; as affected by Assignment and Assumption of Leases in Instrument No. 201303270030232; as affected by Assignment and Assumption of Lease Agreement in Instrument No. 201303270030234, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Green & Little, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 200801230007011, in the Register's Office of Davidson County, Tennessee, as shown on that certain ALTA/NSPS survey prepared by Christopher S. Denham, RLS of Denham Land Surveyors, LLC for The Matthews Company, Inc. dated April 5, 2022, last revised April 20, 2022, designated as Job No. 22-03-02-14002.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Green & Little, L.P. and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 200804090035733, in the Register's Office of Davidson County, Tennessee, as shown on that certain ALTA/NSPS survey prepared by Christopher S. Denham, RLS of Denham Land Surveyors, LLC for The Matthews Company, Inc. dated April 5, 2022, last revised April 20, 2022, designated as Job No. 22-03-02-14002.

6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Christopher S. Denham, RLS of Denham Land Surveyors LLC for The Matthews Company, Inc. on April 5, 2022, last revised April 20, 2022, designated Job No. 22-03- 02-14002:

a.) Overhead electrical line crosses over the Northerly portion of the Land without an apparent easement.

Tennessee Certification of Electronic Document

I, Jad Johnson, 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 4, 2022 (date of document).

Affiant Signature

May 4, 2022
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 9th day of May 4, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/21/2022

NOTARY'S SEAL

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022