FIRST AMERICAN TITLE

Karen Johnson Davidson County
Batch# 910420 DEEDWARRSP
08/30/2022 01:41:30 PM 5 pgs
Fees: $28.00 Taxes: $12,580.00
20220830-0097826

This Instrument Prepared By:
Ballard Spahr LLP
1 East Washington Street, Suite 2300
Phoenix, AZ 85004
Attention: Matthew S. O'Connor, Esq.

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
1903 ODNE, LLC 1307 N. Clybourn, Suite A Chicago, IL 60610 Attention: Arthur Holmer	Same
Map & Parcel No.:092-160-261.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, STORE MASTER FUNDING VII, LLC, a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto 1903 ODNE, LLC, a Delaware 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 1903 Division Street, Nashville, Tennessee 37203.

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 all 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 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.

110542TN4

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of August 2022.

STORE MASTER FUNDING VII, LLC,
a Delaware limited liability company

By: _____

Name: Lyena Hale
Senior Vice President
Portfolio Management
Title:

STATE OF Arizona)
)SS.
COUNTY OF Maricopa)

I, Janice L. Spreier, a Notary Public of the County and State aforesaid, certify that Lyena Hale, SVP Portfolio Mgmt, of STORE MASTER FUNDING VII, LLC, a Delaware limited liability company, personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of the aforesaid company, for the purposes stated herein.

WITNESS my hand, at office, this 11th day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires: April 30, 2024

JANICE L SPREIER
Notary Public - Arizona
Maricopa County
Commission # 581198
My Comm. Expires Apr 30, 2024

STATE OF Arizona)
)
COUNTY OF Maricopa)

The actual consideration or value, whichever is greater, for this transfer is $3,400,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of August, 2022.

MELODIE JONES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 575934
Expires December 29, 2023

NOTARY PUBLIC

My Commission Expires:

12/29/23

Exhibit A

Legal Description

LAND LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOCATED SOUTHWESTERLY OF THE DIVISION STREET AND 19TH AVENUE SOUTH INTERSECTION AND BEING ALL OF LOT NO. 228 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS, AS RECORDED IN PLAT BOOK 1 PAGE 81, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NEW IRON PIN MONUMENT IN THE SOUTHERLY RIGHT-OF-WAY OF DIVISION STREET, SAID MONUMENT BEING A NORTHWESTERLY CORNER COMMON TO LOT 241 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS, AS RECORDED AS PLAT BOOK 1, PAGE 81, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF DIVISION STREET AND CONTINUING ALONG WITH THE WESTERLY LINE OF LOT 241 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS, S 35° 04' 23" E A DISTANCE OF 99.97' TO A NEW IRON PIN MONUMENT, SAID MONUMENT BEING THE NORTHERLY RIGHT-OF-WAY OF 19TH AVENUE SOUTH;

THENCE LEAVING SAID WESTERLY LINE OF LOTS 241 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS AND CONTINUING ALONG WITH THE NORTHERLY RIGHT-OF-WAY OF 19TH AVENUE SOUTH, S 08° 30' 28" W A DISTANCE OF 72.52' TO A NEW 1" BRASS DISK, SAID DISK BEING THE EASTERLY LINE OF LOT 227 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS AND PUBLIC ALLEY #447;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF 19TH AVENUE SOUTH AND CONTINUING ALONG WITH THE EASTERLY LINE OF LOT 227 OF THE O.B. HAYES 2ND PLAN OF THE SMALL LOTS, N 35° 04' 23" W A DISTANCE OF 153.21' TO AN EXISTING 5/8" IRON MONUMENT, SAID MONUMENT BEING THE SOUTHERLY RIGHT-OF-WAY OF DIVISION STREET;

THENCE LEAVING SAID EASTERLY LINE OF LOT 227 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS AND CONTINUING ALONG WITH THE SOUTHERLY RIGHT-OF-WAY OF DIVISION STREET, N 55° 43' 57" E A DISTANCE OF 50.00' TO A NEW IRON PIN MONUMENT, WHICH IS THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STORE MASTER FUNDING VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY GENERAL WARRANTY DEED FROM STORE CAPITAL ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 201806050053841, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Lauren Ogino, 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 August 17, 2022 (date of document).

Affiant Signature

August 17, 2022
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 17th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-15-2026

NOTARY'S SEAL

SARAH CRINER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 620214
Expires February 15, 2026