Karen Johnson Davidson County
Batch# 939052 DEEDTRS
11/08/2022 10:44:45 AM 11 pgs
Fees: $58.00 Taxes: $14,007.55
20221108-0119890

This Instrument Prepared by and Return to:
Husch Blackwell LLP
736 Georgia Avenue, Suite 300
Chattanooga, Tennessee 37402

SUBSTITUTE TRUSTEE'S DEED

THIS Substitute Trustee's Deed is made and entered into as of the 1st day of November, 2022, by **RYAN A. BURGETT, SUBSTITUTE TRUSTEE** (the "Substitute Trustee").

WITNESSETH:

WHEREAS, on April 18, 2022, IBF Properties, LLC ("Borrower") conveyed to Melinda Bourdon, as Trustee, real property in Davidson County, Tennessee by a Deed of Trust, recorded at Instrument No. 20220527-0061760, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"), to secure payment and performance of the debt described in the Deed of Trust; and,

WHEREAS, Benefit Street Partners Realty Operating Partnership, L.P. (the "Lender") is the owner and holder of the debt secured by and the beneficiary of the Deed of Trust; and

WHEREAS, Lender, owner and holder of the Note and Deed of Trust, pursuant to the authority contained in said Deed of Trust, appointed Ryan A. Burgett as Substitute Trustee under said Deed of Trust, said appointment being recorded on September 8, 2022, at Instrument No. 20220908-0100630 in said Register's Office for Davidson County, Tennessee; and

WHEREAS, default having occurred in the performance of obligations secured to be performed by the Deed of Trust, and Lender having requested the undersigned to advertise and sell the property conveyed by said Deed of Trust and still subject to the lien thereof, and in accordance with the terms and provisions of the Deed of Trust; and

WHEREAS, in accordance with said request, said property was advertised for sale ("Notice of Substitute Trustee's Sale") in *The Ledger*, a newspaper published in Davidson County, Tennessee once a week for three (3) consecutive weeks, such notices appearing on September 23, 2022, September 30, 2022, and October 7, 2022, giving the time, date, terms, place of sale and description of said property. A copy of the Notice of Sale with the Affidavit of Publication is attached hereto as Exhibit A; and

WHEREAS, at the time, being 1:00 p.m., on Wednesday, October 19, 2022, and at the place, being at the main entrance of the Davidson County Courthouse, said property was offered for sale at public auction to the highest bidder at the time and under the terms designated in the Notice of Sale and in accordance with all of the terms and requirements of said Deed of Trust, and the aforesaid Notice of Sale, at which sale said property was sold to Lender for the sum of Three Million, Seven Hundred Eighty Five Thousand, Eight Hundred Twenty Four and No/100 Dollars ($3,785,824.00), that being the highest bid (the "Bid"); and,

WHEREAS, Lender assigned all of its right, title and interest in and to the Bid to BSPRT Walgreens Portfolio 16, LLC (the "Grantee") in a witnessed document entitled "Assignment of Bid" dated October 31, 2022, with Lender named as Assignor and Grantee named as Assignee, and pursuant thereto this conveyance is now made to Grantee; and

WHEREAS, Grantee has complied with the terms of the sale by paying into the hands of the undersigned the expenses of the sale, the balance of said purchase price being credited on the indebtedness secured by the Deed of Trust.

NOW, THEREFORE, for consideration as set forth and the payment by Grantee, of the amount of money paid, receipt of which is hereby acknowledged, the undersigned Grantor, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns, in fee simple forever, the above mentioned and below described real property:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee. Bounded on the East by the Westerly Margin of Dickerson Pike, Bounded on the South by the Northerly Margin of W. Maplewood Lane, Bounded on the West by the Downside Risk Professional Properties, GP Property, as of record in Instrument Number 200508100094612, R.O.D.C., TN. Bounded on the North by the Maverick Management, LLC Property, as of record in Instrument Number 200208150099038, R.O.D.C., TN, and the RTM Development Company Property, as of record in Deed Book 10511, Page 971, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an existing iron pin, said iron pin being the southeast corner of the RTM Development Company Property, as described in Deed Book 10511, Page 971, R.O.D.C., TN, and the northeast corner of the property described herein; thence, with the westerly margin of Dickerson Pike, South 08 degrees 15 minutes 12 seconds West, 208.97 feet to the beginning of a curve to the right; thence with said curve having a central angle of 90 degrees 04 minutes 48 seconds, a radius of 30.00t, a length of 47.17 feet and a chord bearing and distance of South 53 degrees 17 minutes 36 seconds West, 42.46 feet to a point in the northerly margin of West Maplewood Lane; thence, with said margin, North 81 degrees 40 minutes 00 seconds West, 259.96 feet, thence, a common line with the Downside Risk Professional Properties, GP Property, as of record in Instrument Number 200508100094612, R.O.D.C., TN, North 08 degrees 15 minutes 08 seconds East, 232.18 feet to an existing iron pin; thence, a common line with the Maverick Management, LLC Property, as of record in Instrument Number 200208150099038, R.O.D.C., TN, and the RTM Development Company Property, as of record in Deed Book 10511, Page 91, R.O.D.C., TN, South 83 degrees 01 minutes 02 seconds East, 290.07 feet to the point of beginning containing 68,130 square feet or 1.564 acres, more or less.

Title to the estate or interest shown was acquired by an instrument dated October 14, 2021 and recorded on November 12, 2021 as (instrument) 202111112-0150702 of the Official Records of Davidson County, Tennessee from Pharm.-Sale Leaseback II DST Fund I, LLC, to IBF Properties WG TN, LLC, a Texas limited liability company.

Property address: 200 W. Maplewood Lane, Nashville, Davidson County, Tennessee 37207

Tax Parcel ID#: 06004-0-110.00

TOGETHER WITH (i) all buildings and improvements now or hereafter erected on the above-described property, (ii) all fixtures attached to the above-described property or any buildings or improvements situated thereon, and (iii) all estates, rights, tenements, hereditaments, privileges, rents, issues, profits, easements and appurtenances of any kind benefiting the above-described property, all means of access to and from the above-described property, whether public or private, and all water and mineral rights.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, in fee simple forever.

THE SALE IS SUBJECT TO any and all unpaid Davidson County real estate taxes and assessments; any restrictive covenants, easements, or setback lines that may be applicable; any statutory right of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

THE UNDERSIGNED GRANTOR believes the title hereby conveyed to be good, but only warrants the same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned, as Substitute Trustee, under the provisions of the Deed of Trust, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set his hand as of the day and date first above written.

RYAN A. BURGETT
Substitute Trustee

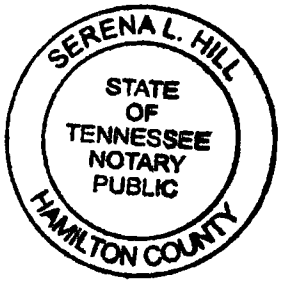
STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, Serena L. Hill, a Notary Public in and for said State and County, Ryan A. Burgett, the within named Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he as such Substitute Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 1st day of November, 2022.

NOTARY PUBLIC

My commission expires: 1-25-23



Property Owner and Send Tax Bills to:
BSPRT WALGREENS PORTFOLIO 16, LLC
c/o Benefit Street Partners Commercial Real Estate
Attn: Micah Goodman
1345 Avenue of the Americas, Suite 32A
New York, NY 10105

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,785,824.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LENDER:

BENEFIT STREET PARTNERS REALTY OPERATING PARTNERSHIP, LP

By:_____
Name: Micah Goodman
Title: Authorized Signatory

GRANTEE:

BSPRT WALGREENS PORTFOLIO 16, LLC

By:_____
Name: Micah Goodman
Title: Authorized Signatory

Subscribed and sworn to before me this 31st day of October, 2022.

Billie DeMott
NOTARY PUBLIC

My Commission Expires:
8/8/26

BILLIE DEMOTT
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6438030
Qualified in New York County
Commission Expires August 8, 2026

EXHIBIT A

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, **IBF Properties, LLC** ("Borrower") conveyed to **Melinda Bourdon,** ("Melinda Bourdon"), as Trustee, real property in Davidson County, Tennessee by a Deed of Trust dated April 18, 2022, recorded at Instrument No. 20220527-0061760, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"), to secure payment and performance of the debt described in the Deed of Trust; and,

WHEREAS, **Benefit Street Partners Realty Operating Partnership, L.P.** (the "Lender") is the owner and holder of the debt secured by and the beneficiary of the Deed of Trust; and,

WHEREAS, the Lender, as such owner holder and beneficiary, appointed **Ryan A. Burgett** of Husch Blackwell LLP as Substitute Trustee by Appointment of Substitute Trustee filed of record on September 8, 2022 at Instrument No. 20220908-0100630 in said Register's Office for Davidson County, Tennessee; and,

WHEREAS, default has been made in the payment of the debt secured by the Deed of Trust and the Lender has declared the entire balance due and payable and has instructed the Substitute Trustee to foreclose the Deed of Trust in accordance with its terms.

NOW THEREFORE, the Substitute Trustee, on Wednesday, **October 19, 2022, commencing at 1:00 p.m.** at the main entrance of the Davidson County Courthouse, will offer for sale and sell at public auction to the highest and best bidder for cash the property therein conveyed and described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee. Bounded on the East by the Westerly Margin of Dickerson Pike, Bounded on the South by the Northerly Margin of W. Maplewood Lane, Bounded on the West by the Downside Risk Professional Properties, GP Property, as of record in Instrument Number 200508100094612, R.O.D.C., TN. Bounded on the North by the Maverick Management, LLC Property, as of record in Instrument Number 200208150099038, R.O.D.C., TN, and the RTM Development Company Property, as of record in Deed Book 10511, Page 971, R.0.D.C., TN, and being more particularly described as follows:

Beginning at an existing iron pin, said iron pin being the southeast comer of the RTM Development Company Property, as described in Deed Book 10511, Page 971, R.O.D.C., TN, and the northeast comer of the property described herein; thence, with the westerly margin of Dickerson Pike, South 08 degrees 15 minutes 12 seconds West, 208.97 feet to the beginning of a curve to the right; thence with said curve having a central angle of 90 degrees 04 minutes 48 seconds, a radius of 30.00t, a length of 4 7 .17 feet and a chord bearing and distance of South 53 degrees 17 minutes 36 seconds West, 42.46 feet to a point in the northerly margin of West Maplewood Lane; thence, with said margin, North 81 degrees 40 minutes 00 seconds West, 259.96 feet, thence, a common line with the Downside Risk Professional Properties, GP Property, as of record in Instrument Number

20050810009461 2, R.O.D.C., TN, North 08 degrees 15 minutes 08 seconds East, 232.18 feet to an existing iron pin; thence, a common line with the Maverick Management, LLC Property, as of record in Instrument Number 20020815009903 8, R.O.D.C., TN, and the RTM Development Company Property, as of record in Deed Book 10511, Page 91, R.O.D.C., TN, South 83 degrees 01 minutes 02 seconds East, 290.07 feet to the point of beginning containing 68,130 square feet or 1.564 acres, more or less.

Title to the estate or interest shown was acquired by an instrument dated October 14, 2021 and recorded on November 12, 2021 as (instrument) 202111112-0150702 of the Official Records of Davidson County, Tennessee from Pharm.-Sale Leaseback II DST Fund I, LLC, to IBF Properties WG TN, LLC, a Texas limited liability company.

PROPERTY ADDRESS: 200 W. Maplewood Lane, Nashville, Davidson County, Tennessee 37207

Tax Parcel ID#: 06004-0-110.00

TOGETHER WITH (i) all buildings and improvements now or hereafter erected on the above-described property, (ii) all fixtures attached to the above-described property or any buildings or improvements situated thereon, and (iii) all estates, rights, tenements, hereditaments, privileges, rents, issues, profits, easements and appurtenances of any kind benefiting the above-described property, all means of access to and from the above-described property, whether public or private, and all water and mineral rights.

The sale shall be in bar of the equity of redemption and all other rights of redemption, statutory or otherwise (including, without limitation, those rights of redemption contained in Tennessee Code Annotated Sec. 66-8-101 et seq.), homestead, dower, elective share, rights of appraisement or valuation and all other rights and exemptions of every kind, all of which are expressly waived in the Deed of Trust. Title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The Deed of Trust is subject to the following: (a) unpaid taxes against the property; (b) recorded easements, restrictions, conditions, covenants, rights-of-way or subdivision plats affecting the property; (c) dedication of roads affecting the property and applicable governmental zoning and subdivision ordinances and regulations; (d) prior or superior liens, judgments, deeds of trust or other interests of record; (e) any statutory right of redemption of any governmental agency, state or federal; (f) any prior unsubordinated liens or encumbrances as well as any priority created by a fixture filing; and (g) matters that an accurate survey of the property might disclose.

To the best of the Substitute Trustee's knowledge, information and belief, there are no Federal or State tax lien claimants upon the subject property which would require notice pursuant to the terms and provisions of T.C.A. § 35-5-104, T.C.A. § 50-7-404(i)(2)(B), T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

THE PROPERTY IS TO BE SOLD WITHOUT COVENANTS OR WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

The following items recorded in said Register's Office may be adversely affected by the foreclose sale:

i. Restrictive Covenant by William M. Coats in favor of Mid-State Automotive Distributors, Inc., a Tennessee corporation ("Mid-State"), dated October 31, 2002, recorded on November 5, 2002, in Instrument No. 20021105-0135804, of the Davidson County records.

ii. Stormwater Detention Agreement by Bill Coats, in favor of Metropolitan Government of Nashville and Davidson County, dated December 13, 2001, recorded on November 25, 2002, in Instrument No. 20021125-0145932, of the Davidson County records.

iii. Inspection and Maintenance Agreement for Private Stormwater Management Facilities by Red River Investments, in favor of Metropolitan Government of Nashville and Davidson County, dated July 31, 2007, recorded on August 9, 2007, in Instrument No. 20070809-0095148, of the Davidson County records.

iv. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, in favor of Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, recorded on August 9, 2007, in Instrument No. 20070809-0095540, of the Davidson County records.

v. Memorandum of Lease between Pharmacy Sale Leaseback II DST, a Delaware statutory trust, Landlord, and Walgreen Co., an Illinois corporation, Tenant, dated March 14, 2014, recorded on March 27, 2014, in Instrument No. 20140327-0025129, of the Davidson County records.

As affected by Subordination, Non-Disturbance and Attornment Agreement by and among BSPRT CRE Finance, LLC, Lender IBF Properties, LLC, a Texas limited liability company, Landlord, Walgreen Co., an Illinois corporation, Tenant, dated April 18, 2022, recorded on June 3, 2022, in Instrument No. 20220603-0064133.

Substitute Trustee, at his sole discretion, at the time and place appointed above for the sale, to accomplish the most advantageous sale and consequent discharge of his trust obligation under the circumstances, reserves the right to do any or all of the following:

(1) Postpone the sale of all or any portion of the property by public announcement at such time and place of sale, and from time to time thereafter postpone such sale by public announcement at the time fixed by the preceding postponement or

subsequently noticed sale, and, without further notice, make such sale at the time and placed fixed by the last postponement, or in his discretion, give a new notice of sale.

(2) Appoint an agent to sell the property in accordance with the power of sale contained in the Deed of Trust and to take other action which the Substitute Trustee may take thereunder.

(3) Elect to delay the sale for a reasonable time during regular business hours on the same day to be continued at the same place at the announced time in order to enable any bonafide bidder to determine and submit a bid, so long as no potential purchaser is thereby precluded from placing a bid.

(4) Elect to sell the property in any other manner as may accomplish the most advantageous sale and consequent discharge of his trust obligation under the circumstances.

The failure of the high bidder to close this sale shall be cause for rejection of the bid, and if the bid is rejected, the Substitute Trustee shall have the option of making the sale to the next highest bidder who is capable and willing to comply with the terms thereof. The proceeds of the sale will be applied as provided in the Deed of Trust.

CURRENT PROPERTY OWNER:

Benefit Street Partners Realty Operating Partnership, L.P.

OTHER LIEN HOLDERS OR HOLDERS OF INTEREST:

None.

Dated: September 19, 2022

Ryan A. Burgett, Substitute Trustee
Husch Blackwell LLP
736 Georgia Avenue, Suite 300
Chattanooga, TN 37402

Notice Published In: The Ledger, Nashville, Tennessee
Publication Dates: September 23, 2022; September 30, 2022; and October 7, 2022.

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

September 23, 2022
September 30, 2022
October 7, 2022

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Pam Mallett, Chief Financial Officer

STATE OF TENNESSEE

On this 7th day of **October 2022,** the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Pam Mallett** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

This legal notice was published online at www.tnledger.com and www.publicnoticeads.com/tn for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this 7th day of **October 2022.**

WHITNEY C. LOGAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. AUG. 03, 2025

_____
Notary Public

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WHEREAS, the Lender, as such owner holder and beneficiary, appointed **Ryan A. Burgett** of Husch Blackwell LLP as Substitute Trustee by Appointment of Substitute Trustee filed of record on September 8, 2022 at Instrument No. 20220908-0100630 in said Register's Office for Davidson County, Tennessee; and,

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PROPERTY ADDRESS: 200 W. Maplewood Lane, Nashville, Davidson County, Tennessee 37207

Tax Parcel ID#: 06004-0-110.00

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(2) Appoint an agent to sell the property in accordance with the power of sale contained in the Deed of Trust and to take other action which the Substitute Trustee may take thereunder.

(3) Elect to delay the sale for a reasonable time during regular business hours on the same day to be continued at the same place at the announced time in order to enable any bonafide bidder to determine and submit a bid, so long as no potential purchaser is thereby precluded from placing a bid.

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CURRENT PROPERTY OWNER: **Benefit Street Partners Realty Operating Partnership, L.P.**

OTHER LIEN HOLDERS OR HOLDERS OF INTEREST: **None.**

Dated: September 19, 2022

Ryan A. Burgett, Substitute Trustee
Husch Blackwell LLP
736 Georgia Avenue, Suite 300
Chattanooga, TN 37402

Notice Published In: The Ledger, Nashville, Tennessee

Publication Dates: September 23, 2022; September 30, 2022; and October 7, 2022.

Sept. 23, 30, Oct. 7, 2022 Fr54814