Karen Johnson Davidson County
Batch# 955280 DEEDWARRSP
12/27/2022 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $39,775.00
20221227-0132617

FROM: **SE NASHVILLE MAXWELL, LLC**, a Tennessee limited liability company
TO: **CITY EDGE HOLDINGS, LLC**, a Tennessee limited liability company

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel Number: |
|---|---|---|
| CITY EDGE HOLDINGS, LLC<br>c/o Camp Properties, LLC<br>P.O. Box 3728<br>Brentwood, TN 37024 | CITY EDGE HOLDINGS, LLC<br>c/o Camp Properties, LLC<br>P.O. Box 3728<br>Brentwood, TN 37024 | Map/Parcel 083-05-0-156.00 |

THIS INSTRUMENT PREPARED BY: SE NASHVILLE MAXWELL, LLC, c/o GBT Realty Corporation, 9010 Overlook Boulevard, Brentwood, TN 37027, Attn: Rita Klein

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is TEN MILLION SEVEN HUNDRED FIFTY THOUSAND and 00/100 Dollars ($10,750,000.00).

J. Carl Camp
Affiant

Subscribed and sworn to before me, this the 13th day of December, 2022.

Kitty Martin
Notary Public

My Comm. Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **SE NASHVILLE MAXWELL, LLC**, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **CITY EDGE HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of the Third National Bank Property of record in Plat Book 7900, Page 538, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SE Nashville Maxwell, LLC, a Tennessee limited liability company, by Special Warranty Deed from Truist Bank, a North Carolina banking corporation, successor in interest to Third National Bank in Nashville, of record in Instrument No. 20210329-0040586 Register's Office for Davidson County, Tennessee, dated March 23, 2021 and recorded

on March 29, 2021.

Said Property is conveyed subject to the matters set forth below (the "Permitted Exceptions"):

1. County taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 538, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Plat Book 421, Page 65, Register's Office for Davidson County, Tennessee.

4. Non-exclusive easement for Ingress and Egress as set forth in Special Warranty Deed of record in Book 9148, Page 415, in the Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Instrument Number 20210329-0040587, in the Register's Office for Davidson County, Tennessee.

6. First Amendment to Easement Agreement of record in Instrument Number 20210624-0085421, in the Register's Office for Davidson County, Tennessee.

7. Second Amendment to Easement Agreement of record in Instrument Number 20220405-0039030, in the Register's Office for Davidson County, Tennessee.

8. Agreement for dedication of Public Right-of-Way of record in Instrument Number 20210405-0044112, in the Register's Office for Davidson County, Tennessee.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210413-0049206, in the Register's Office for Davidson County, Tennessee.

10. Terms, provisions, covenants, conditions and restrictions contained in the Special Warranty Deed of record in Instrument Number 20210329-0040586, in the Register's Office for Davidson County, Tennessee.

11. Terms and provision of Lease dated November 21, 2020, by and between SE Nashville Maxwell, LLC, Lessor, and 7-Eleven, Inc., Lessee, as evidenced by a Memorandum of Lease of record in Instrument Number 220220520-0058486, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 510 Gallatin Avenue, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 15th day of December, 2022.

GRANTOR:

**SE NASHVILLE MAXWELL, LLC,**
a Tennessee limited liability company

By: SE Properties I, LLC
Its: Sole Member

By: _____
Geren Moor, Vice President

STATE OF TENNESSEE §

COUNTY OF WILLIAMSON §

Before me, Kim Hurst. of the state and county mentioned, personally appeared Geren Moor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and sworn to himself to be the Vice President of SE Properties I, LLC, a Tennessee limited liability company, the Sole Member of SE NASHVILLE MAXWELL, LLC, a Tennessee limited liability company, and that he as Vice President, executed the foregoing instrument and Consideration Certificate for the purpose therein contained, by signing the name of the limited liability company by himself as Vice President.

Witnessed my hand and seal this 12th day of December, 2022.

Kim Hurst
Notary's Public

My Commission Expires: 1-28-2026

KIM HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

**Tennessee Certification of Electronic Document**

I, Will Rogers, 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 December 15,2022 (date of document).

Affiant Signature

December 15, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY