Karen Johnson Davidson County
Batch# 982313 DEEDWARR
03/20/2023 10:26:30 AM 7 pgs
Fees: $38.00 Taxes: $10,434.00
20230320-0019867

NAME AND ADDRESS OF NEW OWNER:
Agree Central, LLC
70 East Long Lake Road
Bloomfield Hills, Michigan 48304

THIS INSTRUMENT PREPARED BY:
Taft Stettinius & Hollister LLP
27777 Franklin Road, Suite 2500
Southfield, Michigan 48034

SEND TAX NOTICES TO:
NTW, LLC
823 Donald Ross Road
Juno Beach, FL 33408

Map/Parcel Number:
118-02-0-196.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **800 CAPRI, LLC**, a Florida limited liability company, (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **AGREE CENTRAL, LLC**, a Delaware limited liability company, their successors and assigns, forever, all of Grantor's right, title and interest in and to that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described in Exhibit A.

This conveyance is subject to the Permitted Exceptions set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

4885-6246-1014

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except as set forth above.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

[Signature Page Follows]

WITNESS MY HAND on this 16th day of March, 2023.

GRANTOR:

800 CAPRI, LLC,
a Florida limited liability company

By: Debra J Bonnet
Name: Debra J. Bonnet
Its: Manager

STATE OF FLORIDA)
):ss
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Debra J. Bonnet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the Manager of the of 800 Capri, LLC, a Florida limited liability company, and that they in such capacity executed the foregoing instrument for the purposes therein contained, by signing the name of the company as the Manager of the company.

WITNESS MY HAND and official seal at office in the City of South Miami, Miami-Dade County, State of Florida, on the 16 day of March, 2023.

My commission expires: Nov. 13, 2026 Notary Public

CRISTINA LLAMAS
MY COMMISSION # HH 321860
EXPIRES: November 13, 2026

4885-6246-1014

STATE OF MICHIGAN
COUNTY OF OAKLAND

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $2,820,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AGREE CENTRAL, LLC
a Delaware limited liability company

By: _____
Name: Danielle Spehar
Its: Authorized Representative

Sworn to and subscribed before me on this 15th day of March, 2023.

_____
Notary Public

My commission expires: 10/7/2028

SUSAN M. MOORE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Oct 7, 2028
ACTING IN COUNTY OF Oakland

4885-6246-1014

EXHIBIT A

Legal Description

Being a parcel of land situated in Davidson County, Tennessee, and being Lot 25 and part of Lot 24 of George I. Waddey's Subdivision of Westwood as of record in Plat Book 332, Page 99 and being more particularly described according to a survey of Gresham Smith and Partners, Kenneth D. Church, RLS No. 1004, dated August 11, 2011.

Beginning at a railroad spike new marking the point of intersection of the East right of way line of Franklin Pike and the North right of way line of Biloxi Avenue; thence with the East right of way line of Franklin Pike North 17 degrees 34 minutes 53 seconds West 100.00 feet to a rail road spike new common comer with HNP Properties Deed instrument number 20070112-0005462 recorded in the Register of Deeds Davidson County (RODC);

Thence with said line the following five (5) calls and distances:

1. North 75 degrees 15 minutes 18 seconds East 76.74 feet to a½ inch iron rod new with Gresham Smith and Partners (GS&P) Plastic Cap;

2. South 14 degrees 44 minutes 42 seconds East 0.80 feet to a ½ inch iron rod new with Gresham Smith and Partners (GS&P) Plastic Cap;

3. North 75 degrees 15 minutes 18 seconds East 17.70 feet to a cross mark new in concrete;

4. South 14 degrees 44 minutes 42 seconds East 9.20 feet to a cross mark new in concrete;

5. North 75 degrees 15 minutes 18 seconds East 74.25 feet to a cross mark new in concrete in the West right of way of a 15-foot alley;

Thence with said alley South 14 degrees 42 minutes 50 seconds East 89.95 feet to a½ inch iron rod new with Gresham Smith and Partners (GS&P) Plastic Cap in the North right of way line of Biloxi A venue;

Thence with said right of way South 75 degrees 16 minutes 48 seconds West 163.69 feet to the point of beginning; said parcel containing 15,848.38 square feet more or less or 0.36 acre more or less.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2023, a lien not yet due and payable.

2. Perpetual Easement of record in Book 6114, Page 900, in the Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Lease September9, 2011, by and between BTS Melrose, LLC, Landlord, and NTW, LLC, Tenant, as evidenced by the Memorandum of Lease of record in Instrument No. 20111003-0076357, in the Register's Office of Davidson County, Tennessee; as assigned by Assignment of Lease and Guaranty, dated June 4, 2012, recorded as Instrument No. 20120608-0050161, in the Register's Office of Davidson County, Tennessee.

4. That certain Renewal Lease (Lease #10358) dated February 28, 1996 (Unrecorded), by and between Bobby Deal, as Lessor and The Lamar Corporation, as Lessee, for leased premises located at 2530 Franklin Rd., Davison County, TN, which Renewal Lease was assigned by Bobby Deal to BTS Melrose, LLC, a Mississippi limited liability company, pursuant to that certain Assignment of Lease dated as of June 23, 2011, which Lease has been assigned by Assignment of Lease dated June 4, 2012.

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 March 16, 2023 (date of document).

Affiant Signature

March 16, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of March, 2023

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY