FIRST AMERICAN TITLE

This instrument prepared by:

Spirit Realty Capital, Inc.
2727 N. Harwood St., Suite 300
Dallas, Texas 75201
Attn: Closing Department

Karen Johnson Davidson County
Batch# 1060929 DEEDWARRSP
10/16/2023 02:02:30 PM 6 pgs
Fees: $33.00 Taxes: $50,875.00
20231016-0081082

When recorded, return to:
Papermoon, LLC
Post Office Box 2007
1000 S Blue Dun Lane
Wilson, Wyoming 83014

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To:	Map-Parcel Number:
Post Office Box 2007 1000 S Blue Dun Lane Wilson, Wyoming 83014	Mac Papers 3300 Phillips Hwy Jacksonville, Florida 32207	163-000-424

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SPIRIT MASTER FUNDING X, LLC**, a Delaware limited liability company (the "Grantor"), has this day bargained and sold, and do hereby transfer and convey, subject in all respects to: (i) all current taxes not yet due and payable, assessments and any other liens arising therefrom, (ii) all reservations in patents, deed restrictions, easements, rights of way, covenants, conditions, restrictions, encroachments, liens and encumbrances, as may appear of record, (iii) any zoning and other governmental restrictions applicable to the Property, (iv) any matter appearing on the Grantee's policy of title insurance, (v) any matters that are created by or arise from the act or acquiescence of Grantee, its affiliates, employees, agents, or representatives, and (vi) all other matters that can be determined by a visual inspection or a complete and accurate ALTA/NSPS survey of the Property (collectively, the "Permitted Encumbrances"), unto the said **PAPERMOON, LLC,** a Wyoming limited liability company (the "Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, as more particularly described in Exhibit A, attached hereto and incorporated herein, together with all of Grantor's right, title and interest in and to rights, easements and

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5501 Crossings Cir., Antioch, TN
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privileges appurtenant to said real estate, all buildings, structures, fixtures and other improvements located on said real estate, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights of way adjoining the real estate.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor and no other.

Prior Instrument Reference: Instrument No. 20200324-0031966 in Davidson County, Tennessee.

This is improved property located at 5501 Crossings Circle, Antioch, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 11th day of October, 2023.

GRANTOR:

SPIRIT MASTER FUNDING X, LLC,
a Delaware limited liability company

By: Spirit SPE Manager, LLC, a Delaware limited liability company, its Manager

By: _____
Name: Ken Heimlich
Title: EVP and Chief Investment Officer

STATE OF TEXAS)
) ss
COUNTY OF DALLAS)

Before me, Tammy Bob, a Notary Public in and for the state and county aforesaid, personally appeared Ken Heimlich to me known (or proved to me on the basis of satisfactory evidence) to be the EVP and Chief Investment Officer of Spirit SPE Manager, LLC, a Delaware limited liability company, the Manager of SPIRIT MASTER FUNDING X, LLC, the within named bargainor, a Delaware limited liability company, who acknowledged under oath that, being duly authorized so to do, he executed the foregoing instrument for the purposes therein contained on behalf of said company in his capacity as EVP and Chief Investment Officer of Spirit SPE Manager, LLC, a Delaware limited liability company, the Manager of SPIRIT MASTER FUNDING X, LLC, of the within named bargainor.

WITNESS my hand and seal at office this 4th day of October, 2023.

TAMMY BOB
Notary Public, State of Texas
Comm. Expires 12-20-2025
Notary ID 5133278

_____
Notary Public
My Commission Expires: 12-20-2025

STATE OF Wyoming)
) ss
COUNTY OF Teton)

I, Monroe Rosenthal hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $13,750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

PAPERMOON, LLC, a Wyoming limited liability company

By: Monroe Rosenthal
Name: Monroe Rosenthal
Title: President

Affiant-Grantee

Subscribed and sworn to before me this 3rd day of October, 2023.

Karissa Dabel
Notary Public

KARISSA DABEL – NOTARY PUBLIC
COUNTY OF TETON STATE OF WYOMING
MY COMMISSION EXPIRES NOVEMBER 21, 2024

My Commission Expires: 11/21/2024

5501 Crossings Cir., Antioch, TN
P05559
S04988

EXHIBIT A

Street Address: 5501 Crossings Cir., Antioch, Tennessee

Legal Description:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE FINAL PLAT, THE CROSSINGS OF HICKORY HOLLOW PUD SUBDIVISION, LOTS 1, 2 & 3, OF RECORD IN INSTRUMENT NO. 201403130021245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Spirit Master Funding X, LLC, a Delaware limited liability company, by Special Warranty Deed from Mac Papers, Inc., a Florida corporation, of record in Instrument No. 20200324-0031966, in The Register's Office of Davidson County, Tennessee

Tennessee Certification of Electronic Document

I, Luci Goggins, 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 October 11, 2023 (date of document).

Affiant Signature

October 11, 2023
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 11 day of October, 2023.

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