Karen Johnson Davidson County
Batch# 1154043 DEEDWARRSP
07/03/2024 11:19:30 AM 6 pgs
Fees: $33.00 Taxes: $11,108.95
20240703-0050282

This instrument was prepared by:
Nelson Mullins Riley & Scarborough
201 17th Street NW, Suite 1700
Atlanta, GA 30363

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
2909 Hillcroft, Suite 420 Houston, Texas 77057	[SAME]	06004-0-110.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BSPRT WALGREENS PORTFOLIO 16, LLC**, a Delaware limited liability company ("***Grantor***") has bargained and sold, and by these presents does transfer and convey unto **SS 200 W MAPLEWOOD LANE, LLC**, a Delaware limited liability company ("***Grantee***"), and Grantee's successors and assigns, those certain parcels of land (collectively, the "***Property***") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is improved real property identified as 200 W Maplewood Lane, Nashville, TN 37207, in Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the rights, privileges, easements, appurtenances, improvements, estate, title, and interest thereto belonging to the said Grantee and Grantee's successors and assigns, forever.

Conveyance of the Property is made subject to the permitted exceptions listed on the attached **Exhibit B** (the "***Permitted Exceptions***").

Grantor covenants with the Grantee, its successors and assigns that it is lawfully seized and possessed of all interests in and to the Property free from all encumbrances, except the Permitted Exceptions. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of July, 2024.

BSPRT WALGREENS PORTFOLIO 16, LLC,
a Delaware limited liability company

By: _____
Name: Allan Chorny
Title: Authorized Signatory

STATE OF NY)
) ss:
COUNTY OF NY)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Allan Chorny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of BSPRT Walgreens Portfolio 16, LLC the "***Grantor***" of the within instrument, and that, as such Authorized Signatory, he is authorized to execute this instrument on behalf of the Grantor.

[Notary Seal]

VICTORIA A. KUHNE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KU6328486
Qualified in New York County
Commission Expires August 03, 2027

_____
Notary Signature

_____
Print Notary Name

My Commission Expires: _____

STATE OF TEXAS)
COUNTY OF HARRIS)

The actual consideration or value, whichever is greater for this transfer is $3,002,418.00.

Affiant - Grantee

Subscribed and sworn to before me this the 26th day of June, 2024.

Notary Public

My Commission Expires

BRADLEY E. RAUCH
My Notary ID # 6964485
Expires February 3, 2026

EXHIBIT A

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 30.00', 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.

Being the same property conveyed to BSPRT Walgreens Portfolio 16, LLC by Substitute Trustee's Deed from Ryan A. Burgett, Substitute Trustee, dated 11/01/2022, of record in Instrument 202211080119890, Register's Office for Davidson County, Tennessee.

Commonly known as: 200 W Maplewood Lane, Nashville, TN 37207 in the County of Davidson

Parcel Number: 06004-0-110.00

EXHIBIT B

PERMITTED EXCEPTIONS

1.) All taxes for the year 2024 and subsequent years.

2.) Rights of tenants under leases.

3.) Local, state, and federal laws, ordinances or governmental regulations, including but not limited to, building, zoning and land use laws, ordinances and regulations, now or hereafter in effect relating to the Property.

4.) All matters shown on the plat of record in Plat Instrument 200210040121391 and Instrument 200301070002916, Register's Office for Davidson County, Tennessee.

5.) Covenants, conditions, easements and restrictions recorded in of record in Instrument 200211050135804, Register's Office for Davidson County, Tennessee.

6.) Stormwater Detention Agreement of record in Instrument 200211250145932, Register's Office for Davidson County, Tennessee.

7.) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200709090095148, Register's Office for Davidson County, Tennessee.

8.) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200708090095540, Register's Office for Davidson County, Tennessee.

9.) Memorandum of Lease between Pharmacy Sale Leaseback II DST, as landlord, and Walgreen Co., as tenant, of record in Instrument 201403270025129, Register's Office for Davidson County, Tennessee.

10.) All matters shown on that certain ALTA/ACSM Land Title Survey conducted by Tony Reasons II, TN RLS No. 1665, dated February 14, 2014, last revised March 14, 2014, as being designated Project No. 201400164-011.

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 July 3, 2024.

Affiant

Date: July 3, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 3rd day of July, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY