Box14

BILL GARRETT, Davidson County
Trans:T20120079650 DEEDWARR
Recvd: 10/19/12 13:04 6 pgs
Fees:33.00 Taxes:3410.59
20121019-0096103

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNERS:
Rose Arnold
605 8th Avenue South
Nashville, TN 37203

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
09314003500
09314003600
and 09314003700

# WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, STEPHEN M. MAXWELL, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, joined by STEPHEN M. MAXWELL, TRUSTEE of the Marital Trust established under the Will of Harry Maxwell for the benefit of Eva Marie Maxwell Leveille, joined by STEPHEN M. MAXWELL, TRUSTEE for the benefit of Darren Maxwell Caughorn under the Will of Harry Maxwell, joined by STEPHEN M. MAXWELL, individually, MIRIAM GAY MAGEE, individually, MARY PAMELA MAXWELL HILL, individually, HARRY HERB MAXWELL, JR., individually, DARREN MAXWELL CAUGHORN, individually, and JAMES LEE CAUGHORN, SR., individually, hereinafter collectively called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto ARNOLD REAL PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being a tract of land lying in Nashville, Davidson County, Tennessee also being part of lots 2 through 5 on the Map of John M. Bass' First Addition to Nashville of record in Plat Book 21, page 114 at the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing railroad spike on the westerly right-of-way line of Eighth Avenue South, 66 feet in width, at a corner common with the property conveyed to Shreeve Properties, Inc. of record in Instrument Number 20011213-0137867, said Register's Office;

Thence with the westerly right-of-way line of Eighth Avenue South, South 01 degrees 50 minutes 50 seconds East, a distance of 154.00 feet to an iron rod set at a corner common with Tract 2 as described in Book 5136, page 564, said Register's Office;

Thence leaving the westerly right-of-way line of Eighth Avenue South with the northerly line of said Tract 2, North 84 degrees 05 minutes 56 seconds West, a distance of 145.43 feet to an iron rod set on the easterly right-of-way line of Alley Number 226, 15 feet in width;

Thence with the easterly right-of-way line of Alley Number 226, North 06 degrees 20 minutes 11 seconds East, a distance of 152.05 feet to an existing hole in concrete at a corner common with said Shreeve Properties, Inc.;

Thence leaving the easterly right-of-way line of Alley Number 226 with the southerly line of Shreeve Properties, South 84 degrees 21 minutes 20 seconds East, a distance of 123.51 feet to the POINT OF BEGINNING; containing 20,485 square feet or 0.470 acres more or less.

Being part of the same property conveyed to Harry H. Maxwell and wife, Mai M. Maxwell by deed recorded in Book 4302, page 180, Register's Office for Davidson County, Tennessee, and further conveyed to Harry H. Maxwell, individually, by deed recorded in Book 4439, page 554, said Register's Office. Harry H. Maxwell died leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, TN under Case No. 62842. Pursuant to said Will, an interest in the property was devised to Stephen M. Maxwell

as Trustee of the Marital Trust established under said Will for the benefit of Eva Marie Maxwell (also later known as Eva Marie Leveille), with a separate interest being devised to Steven M. Maxwell, Miriam Gay Magee, Mary Pamela Maxwell, Harry Herby Maxwell, Jr. and Stephen M. Maxwell as Trustee for the benefit of Darren Maxwell Caughorn. The said separate interest was further conveyed by Steven M. Maxwell, Miriam Gay Magee, Mary Pamela Maxwell, Harry Herby Maxwell, Jr. and Stephen M. Maxwell as Trustee for the benefit of Darren Maxwell Caughorn to Stephen M. Maxwell as Trustee of the Marital Trust by deed dated March 31, 1977 recorded in Book 5136, Page 564, said Register's Office.

As to the interest in the property vested in Stephen M. Maxwell as Trustee of the Marital Trust (whether by direct devise or subsequent conveyance), Eva Marie Maxwell Leveille had, pursuant to the terms of Harry Maxwell's Will, the power upon her death to distribute or devise the ownership of the assets which had been held in trust to those parties as she determined. The said Eva Marie Maxwell Leveille died May 30, 1990 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 95534. Pursuant to said Will, the interest in the Property held in the Marital Trust at the time of Eva Leveille's death was specified to be devised or distributed to Steven M. Maxwell, Miriam Gay Magee, Mary Pamela Maxwell, Harry Herby Maxwell, Jr. and to either James Lee Caughorn, Sr. (who is the father of the previously named Darren Maxwell Caughorn, although this devise under Eva Leveille's Will is not made in trust for the benefit of Darren but rather outright to James) or Darren Maxwell Caughorn. Subsequent to Eva Leveille's death, no change has been made in the titling of the property. Therefore, all of the parties who hold a direct or beneficial interest in the property have joined in this conveyance. Stephen M. Maxwell has executed this deed, as Trustee of the Marital Trust established under the Will of Harry Maxwell, as Trustee for the benefit of Darren Maxwell Caughorn under the Will of Harry Maxwell, and as Trustee with full power to full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary, both as so designated on prior deeds and as so designated under a Trust Agreement dated February 25, 1983, not of record, signed by and between Steven M. Maxwell, Miriam Gay Magee, Mary Pamela Maxwell, Harry Herby Maxwell, Jr. and Stephen M. Maxwell as Trustee for the benefit of Darren Maxwell Caughorn.

A portion of the above described property was conveyed, following the probate of Harry H. Maxwell's Will and prior to any other conveyances, to Nashville Spring Service by deed recorded in Book 5100, page 19, Register's Office for Davidson County, Tennessee. By deed recorded in Book 6017, page 464, said Register's Office. Nashville Spring Service, Inc. conveyed its interest in said portion of the property to Stephen M. Maxwell, Trustee with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary.

This is commercial property known as 605, 615 and 617 8th Avenue South, Nashville, Tennessee.

The above-described property is conveyed subject to the following:

1. Taxes for the year 2013 and subsequent years, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 21, Page 114, Register's Office for Davidson County, Tennessee.

3. Parcels 36 and 37 are subject to a Lease Agreement with Steve Maxwell, as Lessor and The Lamar Corporation, as Lessee of record in Book 7901, Page 528, said Register's Office.

4. Matters shown on the Boundary Survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee RLS No. 1512, dated June 20, 2012.

5. The Grantors and Grantee acknowledge that the survey identified as item 4 above discloses that the southern-most line of parking spaces which is located on the Land is not, or may not be, accessible from a public right-of-way without crossing over other parts of the above described land, or over a portion of separate property (the "Adjoining Property") which is owned by, and being retained by, the Grantors. The parties acknowledge that the Grantor has not conveyed any easement rights over the Adjoining Property, and any implied easement or easement by necessity is expressly disclaimed.

**TO HAVE AND TO HOLD** the said tracts or parcels of land, with the appurtenances, estate, title and

6. Unrecorded Lease Agreement between Arnold Real Properties, LLC and Arnold's Country Kitchen dated October 17, 2012.

**TO HAVE AND TO HOLD** the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth above; and the Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** this instrument has been executed this 17th day of October, 2012.

Stephen M. Maxwell (Trustee)

Stephen M. Maxwell, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

Stephen M. Maxwell Trustee

Stephen M. Maxwell, Trustee of the Marital Trust established under the Will of Harry Maxwell for the benefit of Eva Marie Maxwell Leveille

Stephen M. Maxwell Truste

Stephen M. Maxwell, Trustee for the benefit of Darren Maxwell Caughorn under the Will of Harry Maxwell

Stephen M. Maxwell

Stephen M. Maxwell

Miriam Gay Magee by Stephen M. Maxwell, Atty in Fact

Miriam Gay Magee, By: Stephen M. Maxwell, Attorney-in-Fact

Mary Pamela Maxwell Hill by Stephen M. Maxwell, Atty in Fact

Mary Pamela Maxwell Hill, By: Stephen M. Maxwell, Attorney-in-Fact

Harry Herby Maxwell, Jr. by Stephen M. Maxwell, Atty in Fact

Harry Herby Maxwell, Jr., By: Stephen M. Maxwell, Attorney-in-Fact

Darren Maxwell Caughorn by Stephen M. Maxwell, Atty in Fact

Darren Maxwell Caughorn, By: Stephen M. Maxwell, Attorney-in-Fact

James Lee Caughorn, Sr. by Stephen M. Maxwell, Atty in Fact

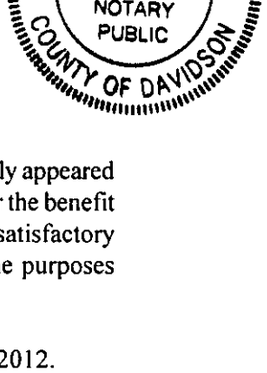
James Lee Caughorn, Sr., By: Stephen M. Maxwell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Maxwell, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of October, 2012.

Notary Public
My Commission Expires: 11/3/15

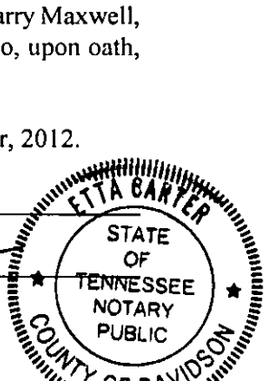



STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Maxwell, Trustee of the Marital Trust established under the Will of Harry Maxwell for the benefit of Eva Marie Maxwell Leveille, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of October, 2012.

Notary Public
My Commission Expires: 11/3/15

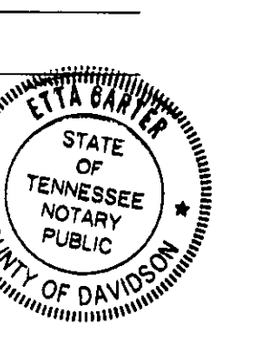



STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Maxwell, Trustee for the benefit of Darren Maxwell Caughorn under the Will of Harry Maxwell, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of October, 2012.

Notary Public
My Commission Expires: 11/3/15




STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Maxwell, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of October, 2012.

Notary Public
My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Stephen M. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Miriam Gay Magee, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Miriam Gay Magee for the purpose therein contained, by signing the name of Miriam Gay Magee by himself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of October, 2012.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Stephen M. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Mary Pamela Maxwell Hill, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Mary Pamela Maxwell Hill for the purpose therein contained, by signing the name of Mary Pamela Maxwell Hill by himself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of October, 2012.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Stephen M. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Harry Herb Maxwell, Jr., and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Harry Herb Maxwell, Jr. for the purpose therein contained, by signing the name of Harry Herb Maxwell, Jr. by himself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of October, 2012.

Notary Public
My Commission Expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Stephen M. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Darren Maxwell Caughorn, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Darren Maxwell Caughorn for the purpose therein contained, by signing the name of Darren Maxwell Caughorn by himself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of October, 2012.

Notary Public
My Commission Expires: 11/3/15

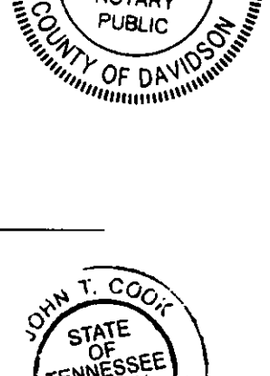
ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE ,
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Stephen M. Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for James Lee Caughorn, Sr., and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said James Lee Caughorn, Sr. for the purpose therein contained, by signing the name of James Lee Caughorn, Sr. by himself as Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of October, 2012.

Etta Carter
Notary Public
My Commission Expires: 11/3/15




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $921,780.00.

Affiant

Subscribed and sworn to before me this
17th day of October, 2012.

Notary Public
My commission expires: 2/24/13




WD5.401