BILL GARRETT, Davidson County
Trans:T20140021713 DEEDWARR
Recvd: 04/01/14 11:07 4 pgs
Fees:23.00 Taxes:2035.00
20140401-0026800

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

Box #14
25633-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Cook Out-Gallatin Pike Inc. 15 Laura Lane, Suite 300 Thomasville, North Carolina 27360	New Owner	072-06-0/278-00 072-06-0/279-00

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, the undersigned, **NOEL BOWEN BEARDEN**, and **HAROLD NEWTON LOVVORN, III**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **COOK OUT-GALLATIN PIKE, INC.**, a Tennessee corporation (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A for legal description.

BEING all of the same property conveyed to Noel & Company, Inc., by Deeds from Mitchell H. Roberson, William S. Roberson and Odell Roberson, individually and as trustees for Roberson Brothers Coal & Ice Company, a Tennessee corporation, and as a partnership which has also done business as Roberson Bros. Ice Company, of record in Book 1905, Page 61, dated September 29, 1950, and from Wilson A. Scoggins and wife, Elizabeth Scoggins, of record in Book 2963, Page 183, dated October 5, 1959, and further conveyed to Cawthon A. Bowen, Jr. by Quitclaim Deed dated December 1, 1980 from Noel & Company, Inc., of record in Book 5693, Page 272, Register's Office for Davidson County, Tennessee. The said Cawthon A. Bowen, Jr. having since died on January 11, 2002. The said property was further conveyed to Noel Bowen Bearden, a two-thirds (2/3) undivided interest, and Harold Newton Lovvorn, III, a one-third (1/3) undivided interest, as tenants-in-common by Special Warranty Deed dated November 25, 2002 from Noel Bearden, Executor of the Estate of Cawthon A. Bowen, Jr., deceased, of record in Instrument No. 20021205-0149984, Registers' Office for Davidson County, Tennessee.

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 Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit B; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 31st day of March, 2014.

Noel Bowen Bearden, by Suzanne M. Lovvorn, as Attorney-in-Fact

Harold Newton Lovvorn, III, by Suzanne M. Lovvorn, as Attorney-in-Fact

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 **SUZANNE M. LOVVORN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **NOEL BOWEN BEARDEN**, and **HAROLD NEWTON LOVVORN, III**, and that she as such Attorney-in-Fact, executed the foregoing instrument on behalf of and as the personal act and deed of the said **NOEL BOWEN BEARDEN**, and **HAROLD NEWTON LOVVORN, III** for the purpose therein contained, by signing the name of **NOEL BOWEN BEARDEN**, and **HAROLD NEWTON LOVVORN, III** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2013.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2014.

DANA M. MEADOWS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 8-9-17

EXHIBIT A
Legal Description

Tract 1 – Gallatin Pike (Parcel 279)

LAND in Davidson County, Tennessee being a part of Lot No. 6 in the Bransford Realty Company's Subdivision of the Maxey Avenue and Gallatin Road Property, of record in Plat Book 332, Page 44, Register's Office for said county, and being more particularly described as follows:

Said part of Lot 6 fronts 52 feet on the easterly side of Gallatin Road and extends back eastwardly between parallel lines 214 feet, more or less, on the northerly margin and 218 feet and 3 inches, more or less, on the southerly margin, to an alley, measuring 51 feet on said alley.

Tract 2 – Gallatin Pike (Parcel 278)

LAND in Davidson County, Tennessee, being the easterly parts of Lot Nos. 7 and 8 in the Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Plat Book 332, Page 44, Register's Office for said county, and being more particularly described as follows:

Said parts of said lots adjoin and front together 104 feet on the easterly side of Gallatin Road, as now widened, and run back between lines 205 feet 6 inches, more or less, on the North line of Lot No. 8 and 214 feet, more or less, on the South line of Lot No. 7, to an alley on which they measure 102 feet.

This Deed has been executed pursuant to the Limited Power of Attorney on behalf of Noel Bowen Bearden, dated February 28, 2014, recorded April __, 2014, of record in Instrument No. 201404 01 - 00260798, Register's Office for Davidson County, Tennessee, and pursuant to the Limited Power of Attorney on behalf of Harold Newton Lovvorn, III, dated March 4, 2014, recorded April __, 2014, of record in Instrument No. 201404 01 - 00260799, Register's Office for Davidson County, Tennessee

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 332, Page 44, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4102, Page 549, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease, of record in Book 11497, Page 392, Register's Office for Davidson County, Tennessee.

5. Assignment of Lease, of record in Book 11497, Page 397, Register's Office for Davidson County, Tennessee.

6. Landlord's Consent to Tenant's Financing Estoppel and Waiver of Landlord's Lien Agreement, of record in Book 11497, Page 402, Register's Office for Davidson County, Tennessee.

7. Matters shown on the ALTA/ACSM Land Title Survey prepared by Arnold Consulting Engineering Services, Inc., Jeff Arnold, P.L.S. #2526, dated January 13, 2014.