Davidson County DEEDWARR Recvd: 06/04/14 14:51 5 pgs Fees:28.00 Taxes:758.50 **20140604-0048577**

Return to

THIS INSTRUMENT PREPARED BY:
Richard L. Voigt
Waffle House, Inc.
5986 Financial Drive
Norcross, GA 30071

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map Parcel Number(s)
Mid South Waffles, Inc. 5986 Financial Drive Norcross, GA 30071	Mid South Waffles, Inc. c/o Waffle House, Inc. 5986 Financial Drive Norcross, GA 30071 Attn: Tax Department	Parcel ID # 070 13 0 127.00

FOR AND IN CONSIDERATION of the sum of TEN AND N0/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT J. TAYLOR d/b/a PRIVATE INVESTMENT COMPANY** ("Grantor") has bargained and sold, and by these presents transfers and conveys unto **MID SOUTH WAFFLES, INC.**, a Georgia corporation ("Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto (the "Property").

This is unimproved/ improved Property located at 3103 Clarksville Pike, Nashville, TN 37218.

TO HAVE AND TO HOLD said Property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered, except for taxes for the years 2014 and thereafter and matters shown on Exhibit "B" attached hereto (collectively, "Permitted Encumbrances").

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to said Property to Grantee, and its heirs and assigns, against the lawful claims of all persons whomsoever, except claims arising out of the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor executed this instrument on this 29 day of May, 2014.

GRANTOR:

Robert J. Taylor by Richard W. Sebastian, attorney-in-fact

Robert J. Taylor by Richard W. Sebastian,
His Attorney-In-Fact

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State personally appeared the above named **Robert J. Taylor d/b/a Private Investment Company**, by Richard W. Sebastian, its Attorney-In-Fact, who acknowledged that he did sign the foregoing instrument, and that the same is the free act and deed of said company, and the free act and deed of him personally and as such officer. In testimony whereof, I have hereunto set my hand and official seal this 29th day of May, 2014.

[Affix Notary Stamp/Seal]

Notary Public

My commission expires:_____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

STATE OF Georgia
COUNTY OF Fulton

The actual consideration or value (whichever is greater) for this transfer is $205,000.00.

Affiant

Subscribed and sworn before me, this 30th, day of May, 2014.

(Affix Seal)

Notary Public
My Commission Expires: _____

DEBORAH LYNN GOODMAN NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 16, 2014 FULTON COUNTY, GEORGIA

EXHIBIT "A"

Property

A TRACT OF LAND IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, IN THE VILLAGE OF BORDEAUX, DESCRIBED ACCORDING AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN IN THE SOUTH MARGIN OF U.S. HIGHWAY NO. 41-A, THE SAME BEING S 56 DEG. 39 MIN. E 505.7 FEET FROM THE CENTER LINE OF SOUTH HAMILTON ROAD, PROCEEDING THENCE WITH THE SOUTH MARGIN OF SAID U.S. HIGHWAY NO. 41-A S 56 DEG. 39 MIN. E 230 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY AND PROCEEDING S 33 DEG. 21 MIN. W 257 FEET TO AN IRON PIN; THENCE NORTH 56 DEG. 39 MIN. W 230 FEET TO AN IRON PIN; THENCE N 33 DEG. 21 MIN. E 257 FEET TO THE POINT OF BEGINNING, INCLUDING IN ADDITION THERE TO ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR IN PROPERTY TO THE NORTH OF SAID TRACT TO THE CENTER LINE OF SAID U.S. HIGHWAY NO. 41-A, DESCRIBED ACCORDING TO SURVEY OF BARGE, WAGGONER, AND SUMNER, INC., ENGINEERS, DATED NOVEMBER 8, 1957.

INCLUDING IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFORE, IS THE TRACT SOLD TO ARCHIE M. CARNEY AND WIFE, CATHERINE J. CARNEY, BY DEED OF RECORD IN BOOK 2746, PAGE 287, SAID REGISTER'S OFFICE AND THE TRACT SOLD TO THE STATE OF TENNESSEE, DEPARTMENT OF TRANSPORTATION ALONG WITH A TEMPORARY CONSTRUCTION EASEMENT (WHICH HAS SINCE EXPIRED) BY DEED OF RECORD IN BOOK 5883, PAGE 195, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT J. TAYLOR DOING BUSINESS AS PRIVATE INVESTMENT CO. BY DEED FROM CHEVRON U.S.A. INC., A PENNSYLVANIA CORPORATION, OF RECORD IN BOOK 9768, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

Permitted Encumbrances

1. Taxes and assessments for the year of 2014, a lien not yet due and payable.

2. Easement for right to enter as set forth in Warranty Deed of record in Book 5883, Page 195, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 9768, Page 804, Register's Office for Davidson County, Tennessee.

4. Notice of Land Use Restrictions of record in Instrument No. 200512280155639, Register's Office for Davidson County, Tennessee.

5. That portion of the land embraced within the bounds of any public road or thoroughfare.

True Copy Certification

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William L Rosenberg
Signature

State of Tennessee

County of Davidson

Personally appeared before me. Pamela G Nash, a notary public for this county and state, William L. Rosenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela G. Nash
Notary's Signature

My Commission Expires: 11-3-15
Notary' Seal (if on paper)

PAMELA G. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2015