1st

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Cook Out – West End, Inc. 15 Laura Lane, Suite 300 Thomasville, NC 27360	Same	Map 092 – 16, Parcel 160

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ALEX S. PALMER, a Tennessee resident (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to COOK OUT – WEST END, INC., a Tennessee corporation, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1809 West End Avenue, Nashville, Tennessee.

Said property is conveyed subject to the matters set forth on Exhibit B attached hereto:

Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds himself and his heirs and representatives to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

BILL GARRETT, Davidson County
Trans:T20140046699 DEEDWARR
Recvd: 07/01/14 10:31 5 pgs
Fees:28.00 Taxes:11100.00
20140701-0057584

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 27 day of June 2014.

Alex S. Palmer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Alex S. Palmer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of June, 2014.

Jennifer F. Duprey
Notary Public

My Commission Expires:

August 17th 2015

JENNIFER FEES DUPREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD)

The actual consideration for this transfer or value of property transferred is $3,000,000.00

Affiant

GARY R. WOLF, ATTORNEY FOR BUYER

Sworn to and subscribed before me this 27th day of June, 2014.

Notary Public

MARJORIE PATRICIA JULIAN
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires October 20, 2015

My Commission Expires:

10/20/2015

Exhibit A

(Legal Description)

TRACT I:
Land in Davidson County, Tennessee, being part of Lot No. 139 in the Plan of John Boyd's Tract, described as follows:

Beginning at a stone, north-west corner of Lot No. 138 in said plan on South side of West End Avenue; thence westwardly along the margin of said Avenue 62 feet to a stake; thence southwardly 180 feet, more or less, to a ten foot alley; thence eastwardly along said alley 62 feet to a stake; thence northwardly 180 feet, more or less, to the beginning.

Being the same property conveyed to Alex S. Palmer by deed from Norman C. Frost and Sarah F. Stamps, of record in Book 9297, page 240, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being more particularly described as follows:

Fronting 50 feet on the southerly side of West End Avenue and being that part of Lot No. 138 in the plan of Boyd's Home Tract, bounded and described as follows:

Beginning at a stake 150 feet westerly from the intersection of West End Avenue with Eighteenth Avenue, South, formerly Vanderbilt Avenue, and running thence westerly with West End Avenue 50 feet; thence southerly at right angles to West End Avenue 180 feet, more or less, to an alley 10 feet in width; thence easterly, with said alley, 50 feet to a stake; thence northerly 180 feet, more or less, to the place of beginning; being the same property conveyed by Aileen R. Tansil and Margaret Revagna Lang to Ellene Bracken McMurray by deed dated May 8, 1946, of record in Book 1537, page 367, Register's Office for Davidson County, Tennessee. Also described as the West half of Lot No. 2 in the sub-division of Lot No. 138 of Boyd's Home Tract, not registered; see Book 21, page 39, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alex S. Palmer by deed from Third National Bank in Nashville, Trustee under Agreement for E. McMurray (one-half Interest) and Trustee under Agreement for Mary Ellen Hagan (one-half interest), of record in Book 9313, page 140, Register's Office for Davidson County, Tennessee.

Exhibit B

(Encumbrances)

1. Property taxes for 2014, a lien but not yet due and payable.

2. All maters shown on the Plan of record in Plat Book 21, Page 39, Register's Office of Davidson County, Tennessee.

3. Overhead utilities crossing in southerly property line and wall along and over westerly property line as shown on survey No. 20140339 prepared by Robert M. Searson, TN RLS #16666 of Littlejohn Engineering Associates and last revised June 25, 2014.

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