BILL GARRETT, Davidson County
Trans:T20140084243 DEEDWARRSP
Recvd: 11/07/14 10:48 3 pgs
Fees:18.00 Taxes:11673.50
20141107-0103001

THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,155,000.00.

Jerome S. Gale
AFFIANT

Subscribed and sworn to before me, this 6th day of NOV, 2014.

Nicole Champion
Notary Public

My Commission Expires: 8-28-16

NICOLE CHAMPION NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
SR and L Price Investments, LLC Attn: Steve & Laurie Price 5 Morgan Road Bell Canyon, CA 91307	SAME	Map: 108 Parcel: 001.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Million One Hundred Fifty Five Thousand Dollars and no/100 Dollars ($3,155,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **620 Royal Parkway Partners, a Tennessee General Partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **SR and L Price Investments, LLC,** a California limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND lying in the 14th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 3 on the Plan of "A Re-Subdivision of Lot 3 of The Anderson Properties Land", as recorded in Book 7900, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to 620 Royal Parkway Partners, a Tennessee general partnership, in Instrument No. 200703020026269, Register's 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 the Grantor further covenants and binds itself, its 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 claiming by, through or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2014, a lien due and payable but not yet delinquent, and all subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, page 76, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 8152, page 172, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 201401230006477, Register's Office for Davidson County, Tennessee.

5. Memorandum of Lease by and between 620 Royal Parkway Partners, a Tennessee general partnership, Lessor, and Panera, LLC, a Delaware limited liability company, Lessee, dated January 12, 2014, of record as Instrument No. 201401310008668, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

6. Subject to all matters as shown on Survey No. 14161, prepared by Cherry Land Surveying, Inc., dated October 15, 2014, including:

    a) All underground utilities not located in a recorded easement.
    b) Fence that meanders in and out of property boundary on west side of property.
    c) All overhead utility lines that cross boundary lines not located in a recorded easement.

This is improved property commonly known as 620 Royal Parkway, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 31st day of October, 2014.

620 ROYAL PARKWAY PARTNERS,
a Tennessee General Partnership

By: George N. Spiva
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, George N. Spiva, 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 managing partner of 620 ROYAL PARKWAY PARTNERS, a Tennessee general partnership, the within named bargainor, and who acknowledged that as such managing partner, he executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as managing partner.

WITNESS MY HAND, at office, this 31st day of October, 2014.

Notary Public

My Commission Expires: W. LEE CORBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JAN. 9, 2018