WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,400,000.00.

Affiant

Subscribed and sworn to me on March 10, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/11/15 09:35 3 pgs
Fees:18.00 Taxes:5180.00
20150311-0020718

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regal Range Real Estate, LLC 7741 Highway 70 South Nashville, TN 37221	SAME AS NEW OWNER	Tax Map 127, Parcel 275 and Tax Map 127, Parcel 301

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 7741 Partners, a Tennessee general partnership composed of John T. Rochford, Edgar B. Cooper and Charles K. Evans, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Regal Range Real Estate, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 1 of the First Revision Corcoran/Maddox Property, as of record in Plat Book 7900, Page 742, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a point in the Southerly right-of-way line of Highway 70 South, width varies, at a corner common with Lot 1 of the First Revision Corcoran/Maddox Property, also being the property of Bellevue I, LLC, as of record in Instrument Number: 20040722-0087805, at the Register's Office for Davidson County, Tennessee and Lot 2 of the First Revision Corcoran/Maddox Property, also being the property of Highway 70 South Restaurant Partners, as of record in Instrument Number: 20080527-0054007, at the Register's Office for Davidson County, Tennessee;

Thence leaving the Southerly right-of-way line of Highway 70 South, with the common line between said Lot 1 and said Lot 2, South 12 deg 36 min 52 sec East, 157.08 feet to an existing iron rod and the true point of beginning, said existing iron rod being located at Northing: 637,750.71; Easting: 1,684,640.56; on the State Plane Coordinate System;

Thence with the Southerly property line of said Lot 2, North 87 deg 06 min 32 sec East, 97.03 feet to an existing pk nail;

Thence North 75 deg 59 min 26 sec East, 388.67 feet to an existing pk nail;

Thence with the Westerly property line of said Lot 2, South 40 deg 06 min 32 sec East, 253.65 feet to an iron rod set in the Northerly property line of Bellevue I, LLC;

Thence with the Northerly property line of Bellevue I, LLC, South 51 deg 41 min 00 sec West, 709.15 feet to an iron rod set;

Thence North 89 deg 14 min 20 sec West, 121.80 feet to an iron rod set;

Thence with the Easterly property line of Bellevue I, LLC, North 39 deg 20 min 00 sec West, 221.15 feet to an iron rod set;

Thence with the Southerly property line of Bellevue I, LLC, North 35 deg 40 min 00 sec East, 122.50 feet to an iron rod set;

Thence North 50 deg 20 min 00 sec East, 153.07 feet to an iron rod set;

Thence with the Easterly property line of Bellevue I, LLC, North 02 deg 53 min 30 sec West, 165.00 feet to the point of beginning.

Containing 276,295 square feet or 6.343 acres more or less.

All according to survey by R. Scot Cherry (Cherry Land Surveying, Inc.), TN RLS#1512 dated August 8, 2010.

Tax Map 127, Parcel 275 and Tax Map 127, Parcel 301.

Also conveyed herewith are rights of access as set forth in instruments of record in Book 3346 at Page 133 (Final Decree) and Book 9364 at Page 926 (Declaration of Reciprocal Easements and Restrictive Covenants) and as shown on Plat Book 7900 at Page 742 as set forth in the Davidson County, Tennessee Register of Deeds office.

Being the same property conveyed to 7741 Partners, a Tennessee general partnership composed of John T. Rochford, Edgar B. Cooper and Charles K. Evans by Special Warranty Deed from Regal Cinemas, Inc., a Tennessee corporation, recorded on the 1st day of June, 2012 in Instrument No. 20120601-0047871, in the Register's Office of Davidson County, Tennessee. According to the Partnership Agreement of 7741 Partners, Charles K. Evans as Managing Partner has the authority to execute this document on behalf of the Partnership.

This is improved property known as 7741 Highway 70 South, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs 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. 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.

WITNESS our hands on March 10th, 2015.

7741 Partners

By: Charles K. Evans
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Charles K. Evans, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Managing Partner of 7741 Partners, the within named bargainor, and that he, as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing for 7741 Partners by himself as Managing Partner.

WITNESS MY HAND AND OFFICIAL SEAL, this the 10th day of March, 2015.

NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-2017

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017