**THIS INSTRUMENT PREPARED BY:**

**W. Lee Corbett, P.C.**
**CORBETTCROCKETT**
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 $1,000,060.00.

**AFFIANT**

Subscribed and sworn to before me, this 16th day of March, 2015.

Notary Public

My Commission Expires: May 8, 2018

MORGAN THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20150019474 DEEDWARR
Recvd: 03/17/15 15:20 3 pgs
Fees:18.00 Taxes:3700.22
20150317-0023012

**Address New Owners As Follows:**

Donelson Pike Restaurant Partners
Attn: George N. Spiva, Managing Member
4121 Hillsboro Road, Suite 302
Nashville, TN 37215

**Send Tax Bills To:**

SAME

**Map/Parcel Numbers:**

Map: 91-12
Parcels: 16.01 & 303

## WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Ben T. Johnson (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Donelson Pike Restaurant Partners, a Tennessee general partnership (the "Grantee"), its successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Tract No. 1:

BEING Lot No. 3 on the Plan of Key Subdivision as shown on the Plat of record in Plat Book 6900, page 727, Register's Office for Davidson County, Tennessee.

Tract No. 1 being the same property conveyed to Ben T. Johnson by deeds from B&M Enterprises, a partnership comprised of Ben T. Johnson and James M. Johnson, to Ben T. Johnson and James M. Johnson, as tenants in common, of record as Instrument No. 20040226-0021982, said Register's Office, and by deed from James M. Johnson, of record as Instrument No. 20040226-0021983, said Register's Office.

Tract No. II:

A tract of land located in Metropolitan Nashville and Davidson County, Tennessee, being known as Parcel 303 on Map 91-12 of the Tax Assessor's Office for Davidson County, Tennessee, and also being known as Lot 2 on the Plan of "Key Subdivision", as of record in Plat Book 6900, page 727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract No. II being the same property conveyed to Ben T. Johnson by deeds from B&M Enterprises, a partnership comprised of Ben T. Johnson and James M. Johnson, to Ben T. Johnson and James M. Johnson, as tenants in common, of record as Instrument No. 20040226-0021984, said Register's Office, and by deed from James M. Johnson, of record as Instrument No. 20040226-0021985.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) All matters shown on the Plan of record at Book 6900, page 727, Register's Office for Davidson County, Tennessee.

(2) Title to that portion of the Property, if any, embraced within the bounds of the Charter Right-of-Way of the N.C. & St. L. Railroad.

(3) Subject to general or special taxes and assessments for the year 2015, a lien not yet due and payable, and for subsequent years.

(4) Rights of tenants, as tenants only, under unrecorded leases.

This is improved property commonly known as 820 and 900 44th Avenue North, Nashville, Davidson County, Tennessee.

The Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

*[Remainder of page left blank intentionally. Signature appears on the following page.]*

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 16th day of March, 2015.

BEN T. JOHNSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, an official Notary Public of the said county and state, BEN T. JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 16th day of March, 2015.

MORGAN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2018

Notary Public

My Commission Expires: