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 $1,025,000.00. **AFFIANT** Subscribed and sworn to before me, this ___ day of March, 2015. Notary Public My Commission Expires:

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

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Donelson Pike Restaurant Partners Attn: George N. Spiva, Managing Partner 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Map: 105-16 Parcel: 255.00

BILL GARRETT, Davidson County
Trans:T20150024052 DEEDWARR
Recvd: 04/01/15 15:24 3 pgs
Fees:18.00 Taxes:3792.50
20150401-0028379

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Alberto Martinez (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:

Land in Davidson County, Tennessee, being Lots Nos. 31 and 32 on the Map of the Subdivision of the Jane Watkins' Tract, as of record in Plan Book 2, page 108, of the Chancery Court at Nashville.

Said Lot No. 31 fronts 79 feet on the northerly side of Vivelle Avenue and runs back 226 feet, more or less, on the easterly line and 183 feet along the easterly margin of the Nolensville Turnpike or 4th Avenue, South on the westerly line to a dead line in the rear on which it measures 190 feet, more or less.

Said Lot No. 32 adjoins Lot No. 31 on the east and fronts 50 feet on the northerly side of Vivelle Avenue and runs back 235 feet, more or less, on the easterly line and 226 feet, more or less, on the westerly line to said dead line in the rear on which it measures 50 feet.

Included in the above described property but to be expressly excluded therefrom is

the following described property conveyed to State of Tennessee by deed of record in Book 2021, page 418, Register's Office of Davidson County, Tennessee:

A strip of land extending from Survey Station 567 + 24 at the boundary line of the lands of Vivelle Avenue to Station 569 + 23 at the boundary line of the lands of Lee, 199 feet long and bounded on the sides as follows:

On the north by the lands of Lee; on the south by Vivelle Street; on the west by the present highway; on the east by a line east of, parallel to and 40 feet from the center line of said proposed highway as staked out, containing 659 square feet.

It is agreed that, at the intersection of said proposed highway and any existing street, the right of way line shall follow an arc of a curve having a radius of 18 feet and a center located 18 feet from the right of way lines of the highway and street.

BEING the same property conveyed to Alberto Martinez by deed from Sherling Limited Partnership (AKA Sherling Family Limited Partnership) of record as Instrument No. 20081229-0122700, Register's Office for Davidson County, Tennessee.

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 in Plan Book 2, page 108, Chancery Court for Davidson County, Tennessee.

(2) Subject to property taxes for the year 2015, a lien not yet due and payable.

(3) Subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage between Metropolitan Government of Nashville and Davidson County, Tennessee and Randolph R. Sherling and Virginia B. Sherling of record in Book 4735, page 865, Register's Office for Davidson County, Tennessee.

(4) Right of Way Deed granted to the Department of Highways and Public Works of record in Book 2021, page 418, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2190 Nolensville Pike, 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.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 31st day of March, 2015.

ALBERTO MARTINEZ

STATE OF Florida)
COUNTY OF Broward)

Personally appeared before me, an official Notary Public of the said county and state, ALBERTO MARTINEZ, 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 31 day of March, 2015.

Notary Public

My Commission Expires: 1/26/2019

ALEXANDRA FERRUFINO NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires January 26, 2019 No. FF 187603