This instrument was prepared by:
James E. Spruill, Esq.
c/o Fidelity National Title Insurance Company
6840 Carothers Pkwy, Suite 200
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20150033214 DEEDWARR
Recvd: 05/01/15 09:47 4 pgs
Fees:23.00 Taxes:2775.00
20150501-0039195

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Cook Out-Madison TN, Inc.. 15 Laura Lane, Suite 300 Thomasville, NC 27360	NEW OWNER	Map 26 Parcel 121.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Charter Foods, Inc., a Tennessee corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Cook Out-Madison TN, Inc., a Tennessee corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Rivergate Properties, Ltd., as shown on plat of record in Plat Book 6250, page 919, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

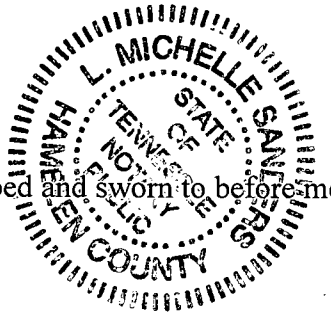
Being the same property conveyed to Charter Foods, Inc. by deed of record in Instrument No. 200807170073467, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the items set forth on Exhibit "A" attached hereto.

This is improved property commonly known as 2102 Gallatin Pike, Madison, TN 37115.

STATE OF Tennessee
COUNTY OF Hamilton

The actual consideration or value, whichever is greater for this transfer is $750,000.00.



Affiant

Subscribed and sworn to before me this the 29 day of April, 2015.

Notary Public

My Commission Expires: 8/28/2016

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29 day of April, 2015.

Charter Foods, Inc., a Tennessee corporation

By: _____

Name: Robert A. Jenkins

Title: President

STATE OF Tennessee
COUNTY OF Hamilton

Before me, the undersigned, of the state and county mentioned, personally appeared Robert A. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Charter Foods, Inc., a Tennessee corporation, the within named bargainor, and that he as such President, executed the foregoing instrument, being authorized so to do, for the purposes therein contained, by personally signing the name of Charter Foods, Inc., a Tennessee corporation by himself as President.

Witness my hand, at office, this 29 day of April, 2015.

L. Michelle Sandlin
Notary Public

My Commission Expires: 8/28/2016

EXHIBIT A

1. Taxes for the year 2015, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6250, page 919, Register's Office for Davidson County, Tennessee.

3. Property Use Restrictions of record in Book 6726, Page 410, as amended in Book 6852, page 560, in the Register's Office for Davidson County, Tennessee.

4. Reciprocal Easement and Development Agreement of record in Book 6859, Page 802, in the Register's Office for Davidson County, Tennessee.

5. Agreement Concerning Easement of record in Book 6897, Page 29, in the Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 6848, Page 703, in the Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 6681, Page 580, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Easements and Covenants of record in Book 6726, Page 400, in the Register's Office for Davidson County, Tennessee, as amended in Book 6852, page 537, said Register's Office.

9. Property Use and Maintenance Agreement of record in Book 7370, Page 28, in the Register's Office for Davidson County, Tennessee.