Davidson County DEEDWARRSP
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Fees:28.00 Taxes:6234.50
20150622-0059714

This instrument was prepared by:
Worman Law Group, PLLC
611 Commerce Street, Suite 2711
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Lyzon Partners, GP 150 4th Avenue N., Suite 2110 Nashville, Tennessee 37219	[SAME]	11909002400 (Parcel I) 119090024100 (Parcel II)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lyzon, Inc., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Lyzon Partners, GP, a Tennessee general partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

The Property is improved property located at 405 and 411 Thompson Lane, Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,685,000.00

Affiant

Subscribed and sworn to before me this the 22nd day of June, 2015.

Notary Public

My Commission Expires: 6/20/17

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 22nd day of June, 2015.

LYZON, INC., a Tennessee corporation

By: Myron L. King Jr.
Name: Myron L. King Jr.
Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Myron L. King Jr., 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 within instrument for the purposes therein contained, and who further acknowledged that he is the President of Lyzon, Inc., a Tennessee corporation (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 22nd day of June, 2015.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT A

Parcel I:

Land in Davidson County, Tennessee and being known as Lot 1 on the Subdivision of the Lyzon, Inc. Property of record in Plat Book 5210, Page 183, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Lyzon Inc., by deeds of record in Book 1715, page 35 and Book 2910, Page 499, in the Register's Office for Davidson County, Tennessee.

Parcel II:

Land in Davidson County, Tennessee and being described as follows:

Being Lot No. 2 on the Subdivision of Lyzon, Inc. Property, a resubdivision of Lots 1, 2, 3, 31 & 32 of Southvale Subdivision of record in Plat Book 5210, Page 183, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more particular description of said lot.

Being part of the same property conveyed to Lyzon, Inc. by Deed from Page Cannon Eubank and Allen Dobson Cannon Layne of record in Book 4949, Page 676, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Book 5210, Page 183, in the Register's Office for Davidson County, Tennessee. (Parcels I and II)

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4100, Page 422 and Book 4253, Page 334, in the Register's Office for Davidson County, Tennessee. (Parcels I and II)

4. Terms and conditions, of record in Lease by and between Lyzon, Inc., (Lessor) and Shoney's Inc., (Lessee) of record in Book 5606, Page 138, in the Register's Office for Davidson County, Tennessee. (Parcels I and II)

5. Ingress and Egress Easement noted in Lease of record in Book 5606, Page 138, in the Register's Office for Davidson County, Tennessee. (Parcels I and II).

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/20/2017

Notary Seal:

