THIS INSTRUMENT PREPARED BY:
Yale Riley
Fidelity National Title Group
6840 Carothers Parkway, Suite 200
Franklin, TN 37167

BILL GARRETT, Davidson County
Trans:T20150094716 DEEDWARRSP
Recvd: 11/06/15 09:11 4 pgs
Fees:23.00 Taxes:2405.00
20151106-0113156

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Highway 109 Partners, a Tennessee general partnership		026-01-0-137.00
2626 Morgan Road	SAME	
Joelton, TN 37080-8709		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Bob Evans Farms, LLC, an Ohio limited liability company, successor by conversion to Bef Reit, Inc., an Ohio corporation,** has this day bargained and sold, and does hereby transfer and convey unto **Highway 109 Partners, a Tennessee general partnership**, the Grantee herein, its successors and assigns, certain real estate in Davidson County, TN as follows:

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Resubdivision of Lots 1 and 2, Section 12, Northgate Park, City of Goodlettsville, prepared by Thomas & Miller, dated December 22, 1986, as shown on plat of record in Plat Book 6900, Page 197, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Together with a nonexclusive ingress/egress public utility easement as created by the Plat of record in Book 6900, Page 177, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bef Reit, Inc., an Ohio corporation, in Book 9948, Page 591, Register's Office for Davidson County, Tennessee.

By Certificate of Conversion and Name Change of record as Instrument No. 20151106-0113155, said Register's Office, Bef Reit, Inc., an Ohio corporation, converted into Bob Evans Farms, LLC.

STATE OF OHIO
COUNTY OF FRANKLIN

The actual consideration, or value, whichever is greater, for this transfer is $650,000.00

T. Alan Ashworth
Affiant

Subscribed and sworn to before me this 28TH day of October, 2015.

Victor Layne
State of Ohio
Notary Public
Commission No. 2015-RE-537934
My Commission Expires 10/13/2020

Victor A. Layne
Notary Public

My commission expires: 10/13/2020

This is (Check One) unimproved ☐ / improved ☐ property known as:

_____.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under Grantor.

Whenever 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 hand this 28 day of October, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bob Evans Farms, LLC,
an Ohio limited liability company

By: T. Alan Ashworth
Name: T. Alan Ashworth
Its: Senior V.P. and Treasurer

File No: 1514256CTN

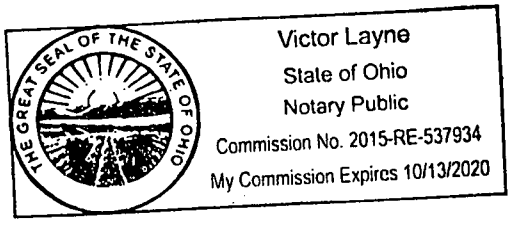
STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, T. Alan Ashworth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is Senior V.P. and Treasurer of **Bob Evans Farms, LLC, an Ohio limited liability company,** the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office in NEW ALBANY, OH, this 28TH day of October, 2015.

Victor A. Layne
Notary Public VICTOR A. LAYNE

My Commission Expires: 10/13/2020



File No: 1514256CTN

ENCUMBRANCES

1. All matters shown on the Plan of record in Plat Book 6900, Page 197, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5069, Page 633, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants and Reciprocal Easements dated January 23, 1987, by Long Hollow Associates of record in Book 7116, Page 816, Register's Office for Davidson County, Tennessee.

4. Amendment No. 1 to Restrictive Covenants and Reciprocal Easements dated January 13, 1988 and of record in Book 7448, Page 345, Register's Office for Davidson County, Tennessee.

5. Partial Abandonment of Easement of record in Book 8960, Page 292, Register's Office for Davidson County, Tennessee.

6. Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of Said Government of record in Book 9859, Page 941, Register's Office for Davidson County, Tennessee.