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BILL GARRETT, Davidson County
Trans:T20150101848 DEEDWARRSP
Recvd: 12/02/15 09:47 5 pgs
Fees:28.00 Taxes:24050.00
20151202-0121358

This Instrument Prepared By:
Michael S. Peek, Esq.
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map & Parcel No.:*
Butte Properties, LLC 2565 Zanella Way, Suite C Chico, California 95928 Attn: Byron Crossen	Same	075-00-0-206.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, WVF PROPERTIES, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto BUTTE PROPERTIES, LLC, a California limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887 and 3889 Lebanon Pike, Hermitage, Tennessee.

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

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, and that the same is unencumbered, except for the matters set forth on Exhibit B (the "Permitted Encumbrances").

AND 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 Permitted Encumbrances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 1st day of December, 2015.

WVF PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
William L. Vallett, Jr., President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Michael S. Peek, a Notary Public in and for said County and State, William L. Vallett, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of WVF PROPERTIES, LLC, a Tennessee limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

WITNESS my hand, at office, this 25th day of November, 2015.

_____
NOTARY PUBLIC

My Commission Expires:
January 9, 2018

MICHAEL S. PEEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF California)
)
COUNTY OF Butte)

The actual consideration or value, whichever is greater, for this transfer is $6,500,000.

AFFIANT

Subscribed and sworn to before me this 30 day of November, 2015.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Butte)

On November 30, 2015, before me, A. Crowther (insert name and title of the officer),
Notary Public, personally appeared Byron Crossen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

A. CROWTHER
COMM. #2054530
NOTARY PUBLIC - CALIFORNIA
BUTTE COUNTY
My Commission Expires 01/09/2018

(Seal)

Exhibit A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Hermitage Hills Baptist Church, Phase II, as shown on plat of record as Instrument No. 201304120036527, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to WVF Properties, LLC by Special Warranty Deed of record in Instrument No. 20101210-0098555 and by Quitclaim Deed of record in Instrument No. 20101210-0098556, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Encumbrances

1. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. None now due and payable.

2. Taxes for the year 2016 a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record as Instrument Number 201304120036527, Register's Office of Davidson County, Tennessee.

4. Overhead Line and Anchor Easement of record in Book 5931, page 356, Register's Office for Davidson County, Tennessee.

5. Declaration of Easement of record in Instrument No. 201111040086213, Register's Office for Davidson County, Tennessee.

6. Declaration of Reciprocal Easements of record in Instrument No. 201510070102299, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20120621-0054492, Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130104-0001284, Register's Office for Davidson County, Tennessee.

9. Terms and Provisions of Memorandum of Lease by and between WVF Properties, LLC, a Tennessee limited liability company and First Watch Restaurants, Inc., a Delaware corporation of record in Instrument No. 20150306-0019430 and in Instrument No. 20150306-0019431, Register's Office for Davidson County, Tennessee.

10. All matters shown on Job# 15179 MHC prepared by R. Scott Cherry, TN RLS # 1512 of Cherry Land Surveying, Inc. and dated 11-10-2015, last revised 11-19-2015.