THIS INSTRUMENT PREPARED BY:
Steven R. Berg, Attorney at Law
311 Townepark Circle
Louisville, KY 40243

RESPONSIBLE TAXPAYER
FOR MARK G. ROBBINS
c/o Arby's Restaurant Group
1155 Perimeter Circle West
Atlanta, GA 30338

Property Assessor's Parcel No.:
142 000359 00
142 000143 00

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 4th day of December 2015, between:

FORBELL, LLC,
a Tennessee limited liability company
c/o Robbins Properties
3100 West End Avenue - Suite 1070
Nashville, TN 37203 (the "Grantor")

TO:

MARK G. ROBBINS, married
3100 West End Avenue, Suite 1070
Nashville, Tennessee 37203 (the "Grantee")

an Eight percent (8%) undivided interest.

BILL GARRETT, Davidson County
Trans:T20150102750 DEEDQC
Recvd: 12/04/15 12:36 7 pgs
Fees:37.00 Taxes:0.00
20151204-0122440

WITNESSETH:

For good and valuable consideration of the sum of Ten and no/100 Dollars ($10.00) paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby quit claims, grants and conveys unto Grantee, an Eight percent (8%) undivided interest, in fee simple; in and to that certain real property situated in Davidson County, Tennessee, and more particularly described as follows (the "Property"), with the hereditaments and appurtenances thereto appertaining, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being a portion of its undivided interest in the property conveyed to the Grantor by Warranty Deed from Coconuts, LLC, dated September 19, 2008 and recorded on September 22, 2008 as Instrument No. 20080922-0096105 in the Office of the Register of Deeds of Davidson County, Tennessee.

WITNESS the signature of the Grantor as of the date set forth above but actually on the date set forth in the notarial certificate below.

GRANTOR:
FORBELL, LLC,
a Tennessee limited liability company

BY: Carol Miller
CAROL MILLER, Member

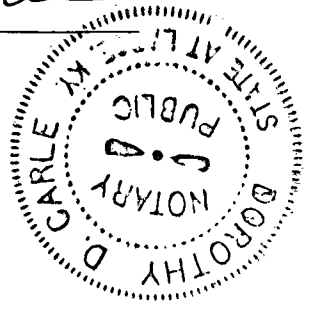
COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Carol Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Forbell, LLC, a Tennessee limited liability company, the within named Grantor and that she as such member, executed the foregoing Quit Claim Deed for the purposes therein contained by signing the name of the limited liability company be herself as such officer.

WITNESS my hand and seal, at office this 4th day of December, 2015.

My commission expires: June 29, 2018

Dorothy D. Carle
Notary Public



AFFIDAVIT OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer is -0-.

AFFIANT:

MARK G. ROBBINS

Subscribed and sworn to before me this 2nd day of December, 2015.

Notary Public

My Commission expires: March 7, 2017

THERESA CLOUSE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 143 (TRACT I):
Being a tract of land in the western portion of Davidson County, lying in the 22nd Council District of Nashville, Tennessee, bounded on the Northeast by the right-of-way of US Highway 70 South also known as Bristol Memphis Highway and State Route 1 (right-of-way varies), on the southeast by Byrd, Mann, McAffee, Neal, Watson et al. as recorded in Instrument #200103200026647 Registers Office Davidson County (RODC), on the Southwest by Coconuts, LLC as recorded in Instrument #200707160084328 RODC, on the Northwest by the right-of-way of Coley-Davis Road (right-of-way varies). Tract being described as follows:

POINT OF BEGINNING being a found iron rod with a Cherry Land Surveying cap, said point lying on the Southerly right-of-way margin of US Hwy. 70 South, said point being North 48 deg. 46 min. 57 sec. East, 12.75 feet from the Northeast corner of Lot 7 of the Final Plat of the Re-Subdivision of Lot 7 Galleries at Bellevue as recorded in Plat Instrument #20010306-0021171 RODC; thence leaving said right-of-way margin and running with said common line of Lot 7, South 48 deg. 45 min. 57 sec. West, 303.66 feet to a found iron rod with a Cherry Land Surveying cap, passing a found 3/8-inch iron rod at 12.72 feet; thence North 41 deg. 06 min. 28 sec. West, 195.58 feet to a found iron rod with a Cherry Land Surveying cap on the Southerly right-of-way margin of Coley-Davis Road; thence with said right-of-way margin and a curve to the left having a radius of 408.57 feet, an arc length of 20.88 feet, a central angle of 2 deg. 33 min. 51 sec., a chord bearing and distance of North 37 deg. 49 min. 08 sec. East, 20.66 feet to a found iron rod; thence continuing with said right-of-way margin, North 36 deg. 30 min. 16 sec. East, 161.50 feet to a found iron rod; thence with a curve to the right merging into the Southerly right-of-way margin of US Hwy. 70 South having a radius of 50.00 feet, an arc length of 77.76 feet, a central angle of 89 deg. 06 min. 40 sec., a chord bearing and distance of North 81 deg. 05 min. 13 sec. East, 70.16 feet to a found PK Nail; thence North 34 deg. 42 min. 10 sec. East, 2.18 feet to a found Drill Hole; thence with a curve to the left having a radius of 1933.73 feet, an arc length of 207.06 feet, a central angle of 6 deg. 08 min. 06 sec., a chord bearing and distance of South 59 deg. 10 min. 00 sec. East, 206.96 feet to the POINT OF BEGINNING containing 57,995 square feet or 1.33 acres.

PARCEL 359 (TRACT II):
Being a tract of land in the western portion of Davidson County, lying in the 22nd Council District of Nashville, Tennessee. Tract being known as Lot 8 of the Final Plat of the Re-Subdivision of Lot 7 Galleries at Bellevue as recorded in Plat Instrument #20010306-0021171 Registers Office Davidson County (RODC). Tract bounded on the Northeast by Coconuts, LLC as recorded in Instrument #20031015-0153055 RODC, also on the Northeast by Byrd, Mann, McAffee, Neal, Watson et al. as recorded in Instrument #200707160084329 RODC, on the Southeast by TRU 2005 REI, LLC as recorded in Instrument #200601060002462 RODC, on the Southwest by Draper, Lloyd, Tr. for CCI

Trust as recorded in Book 9519, Page 782 RODC, on the Northwest by the right-of-way of Coley-Davis Road (right-of-way varies). Tract being described as follows:

POINT OF BEGINNING being a found iron rod with a Cherry Land Surveying cap at the Northeast corner of the tract being described, said point lying on the Southerly right-of-way margin of Coley-Davis Road; thence leaving said right-of-way South 41 deg. 06 min. 28 sec. East, 195.58 feet to a found iron rod with a Cherry Land Surveying cap; thence South 41 deg. 06 min. 41 sec. East, 131.01 feet to a found PK Nail; thence South 48 deg. 46 min. 57 sec. West, 94.27 feet to a found PK Nail; thence North 41 deg. 13 min. 03 sec. West, 77.00 feet to a found PK Nail; thence North 48 deg. 46 min. 57 sec. East, 51.00 feet to a found PK Nail; thence North 41 deg. 06 min. 41 sec. West, 244.79 feet to a found PK Nail in the Southerly right-of-way margin of Coley-Davis Road; thence with said right-of-way margin and with a curve to the left having a radius of 408.57 feet, an arc length of 43.72 feet, a central angle of 6 deg. 07 min. 51 sec., a chord bearing and distance of North 42 deg. 28 min. 16 sec. East, 43.70 feet to the POINT OF BEGINNING containing 17,979 square feet or 0.41 acres.

TRACT III:
TOGETHER with appurtenant easements contained in that Reciprocal Easement and Operation Agreement recorded in Book 8323, Page 183, as amended in Book 8394, Page 993, as amended in Book 9214, Page 962, as amended in Book 9720, Page 53; as affected by Memorandum of Agreement between The Bellevue Galleries, L.P. and Toys "R" Us, Inc., dated July 3, 1991, of record in Book 8395, Page 6, as amended by Instrument #20070716-0084322, #20070716-0084323, #20070716-0084324, #20070716-0084325, #20070716-0084326, and #20070716-0084327, all in the Davidson County Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

WITH RESPECT TO PARCEL I

1. Easement Agreement between JRN, Inc., and Byrd, Mann, McAfee, Neal, Watson, Bellevue, Tennessee #2 Realty, a joint venture, dated October 9, 2003, and recorded as Instrument No. 20031015-0153056 in the Office of the Register of Deeds of Davidson County, Tennessee.

2. Covenants and restrictions contained in the deed to JRN, Inc., recorded as Instrument No. 20031015-01530055, in the Office of the Register aforesaid.

WITH RESPECT TO PARCEL II

1. Terms and provisions of Reciprocal Easement and Operation Agreement recorded in Book 8323, Page 183, as amended in Book 8394, Page 993, as amended in Book 9214, Page 962, as amended in Book 9720, Page 53, all in the Office of the Register of Deeds of Davidson County, Tennessee.

2. Joint Access and Utility Easement by and between The Bellevue Galleries, L.P., Service Merchandise Company, Inc., and Stewart F. Kresge, Trustee, dated as of February 11, 1991, of record in Book 8293, Page 3, as amended in Book 8323, Page 82, both in the Office of the Register aforesaid. Said easement provides for maintenance obligations affecting the owner of Tract II.

3. Ground Lease and Declaration of Easements, Covenants and Restrictions dated March 27, 1991, of record in Book 8323, Page 111, in the Office of the Register aforesaid.

4. Reciprocal Easement, Maintenance, Indemnity and Restriction Agreement dated January 7, 1994, of record in Book 9214, Page 985. In the Office of the Clerk aforesaid.

5. Matters depicted or disclosed by survey of Mark E. Sawyer, Sawyer Land Surveying, P.O. Box 215, Spring Hill, TN, RLS No. 1649, dated December 13, 2002, as corrected on December 16, 2002, Job No. 02-086 (Affects Lot 8).

6. Easement for sewer line to Harpeth Valley Utility District of record in Book 6673, Page 43, in the Office of the Register aforesaid.

7. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District recorded as Instrument No. 20010302-0019758, in the Office of the Register aforesaid.

8. Matters depicted or disclosed by map of record in Book 7900, Page 534, in the Office of the Register aforesaid.

9. Development Agreement between the Bellevue Galleries, L. P. And Home Depot U.S.A., Inc., dated March 27, 1991, of record in Book 8323, Page 234, as amended by First Amendment to Development Agreement of record in Book 8617, Page 890, both in the Office of the Register aforesaid.

10. Memorandum of Agreement between The Bellevue Galleries, L.P. and Toys "R" US, Inc., dated July 3, 1991 of record in Book 8395, Page 6, in the Office of the Register aforesaid.

11. Declaration of Restrictive Covenant filed of record in Book 8399, Page 90, in the Office of the Register aforesaid.

12. Matter depicted or disclosed by plats recorded in Book 7900, Page 272 and as Instrument No. 20010306-0021171, in the Office of the Register aforesaid, to include the following:
    a. public utility easement of 20 feet along Coley Davis Road;
    b. 15 foot drainage easement crosses the property;
    c. Proposed 10 foot water line easement crosses the property;
    d. 20 foot sanitary sewer easement crosses the property.