PREPARED BY:

Daniel McIntosh, Esquire
Lowndes, Drosdick, Doster
Kantor & Reed, P.A.
450 S. Orange Avenue, Suite 200
Orlando, Florida 32801

AFTER RECORDING RETURN TO:

Kelli J. Vos
Fidelity National Title
One East Washington Street
Suite #450
Phoenix, AZ 85004

BILL GARRETT, Davidson County
Trans:T20150107307 DEEDWARRSP
Recvd: 12/21/15 09:08 4 pgs
Fees:23.00 Taxes:6841.26
20151221-0127681

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
FCPT Restaurant Properties, LLC 1000 Darden Center Drive Orlando, FL 32837	FCPT Restaurant Properties, LLC 1000 Darden Center Drive Orlando, FL 32837	Map/Parcel: 163-364-00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 9th day of November, 2015, by and between **GMRI, INC.**, a Florida corporation, formerly known as General Mills Restaurants, Inc., a Florida corporation ("Grantor"), and **FCPT RESTAURANT PROPERTIES, LLC**, a Delaware limited liability company ("Grantee").

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GRANTOR HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO GRANTEE, THE REAL ESTATE SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, and being more particularly described as follows (the "Property"):

> See legal description set forth on **EXHIBIT "A"** attached hereto and incorporated herein by this reference.

This is improved commercial property commonly known as 1131 Bell Road., Antioch, TN.

The Property and this conveyance are subject to any and all covenants, conditions, restrictions, obligations, encumbrances, and other matters of record (the "Encumbrances").

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with Grantee that Grantor will warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not further or otherwise, subject, however, to the Encumbrances. Whenever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of Grantor as of the day and year first above written.

GMRI, INC., a Florida corporation

Signature of Witness

Meredith Zomek

Printed Name of Witness

By: _____

Printed Name: Joseph G. Kern

Title: Vice President

Signature of Witness

Terri Irvin

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF ORANGE

On this 2nd day of November, 2015, before me, a Notary Public in and for said state, personally appeared Joseph G. Kern, being the Vice President of GMRI, Inc., a Florida corporation, known to me to be the person who executed the foregoing instrument in behalf of said corporation by authority of its shareholders, and he acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

(NOTARY SEAL)

Regan L. Parr
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF913529
Expires 8/27/2019

Notary Public Signature

Regan Parr

(Name typed, printed or stamped)

TRANSFER TAX DECLARATION

STATE OF FLORIDA
COUNTY OF ORANGE

The undersigned, being first duly sworn, hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$1,970,000~~ 1,848,988.00 KV

GMRI, INC., a Florida corporation

By: _____

Printed Name: Joseph G. Kern

Title: Vice President

_____
Notary Public Signature

(Notary Seal)

Regan L. Parr
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF913529
Expires 8/27/2019

Regan Parr
(Name typed, printed or stamped)

EXHIBIT "A"

PROPERTY

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision Lot No. 1 Bell Ridge Commons of record in Plat Book 7900, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with Easements for ingress, egress, parking and utilities set forth in the Reciprocal Easements and Operation Agreement of record in Book 7640, page 169, and the Easements and Restrictive Covenants Agreement of record in Book 9123, page 900, and re-recorded in Book 9162, Page 208; amended in Book 9162, page 182; amended at Instrument No. 20050207-0013725; amended in Book 9413, page 823; and further amended in Book 9542, page 876, in the Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to General Mills Restaurants, Inc., by deed from Storage Associates, L.P., of record in Book 9162, Page 202, Register's Office for Davidson County, Tennessee.