SITE 0239

This instrument was prepared by:
John A. Decker, Esq.
Holland & Knight LLP
1180 West Peachtree Street
Suite 1800
Atlanta, GA 30309

TAX LIABILITY:
c/o Arby's Restaurant Group, Inc.
1155 Perimeter Center West
Atlanta, GA 30338
Attn: Tax Department

AFTER RECORDING RETURN TO:

RECORD & RETURN TO 25417
CT LIEN SOLUTIONS
P.O. BOX 29071
Glendale,CA 91209-9071
51847554-TN37-Davidson

PROPERTY OWNER:
c/o Arby's Restaurant Group, Inc.
1155 Perimeter Center West
Atlanta, GA 30338
Attn: Lease Management

QUITCLAIM DEED

THIS INSTRUMENT made this 13th day of November, 2015, by and between **RTM OPERATING COMPANY, LLC,** a Delaware limited liability company (successor by merger to RTM Development Company, LLC, a Delaware limited liability company, successor by conversion from RTM Development Company, a Delaware corporation), hereinafter called "Grantor", and **ARBY'S PROPERTIES, LLC**, a Delaware limited liability company, hereinafter called "Grantee".

WITNESSETH:

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, has granted, bargained, sold and does hereby remise, release and forever quitclaim unto Grantee, its successors and assigns, its entire right, title and interest in and to a

BILL GARRETT, Davidson County
Trans:T20160000192 DEEDQC
Recvd: 01/04/16 10:30 4 pgs
Fees:22.00 Taxes:0.00
20160104-0000199

certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Second Resubdivision, Lot 2, MetroCenter Tract 21-B, as shown on plat of record in Plat Book 7900, page 724, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER with Easements Appurtenant thereto as set forth in Book 8953, page 739 and Book 9382, page 50 and as shown on Plat in Plat Book 7900, page 724, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RTM Development Company, a Delaware corporation by special warranty deed from Arby's Restaurant Development Corporation, a Delaware corporation, of record as In Deed Book 10511, Page 862 Register's Office for Davidson County, Tennessee.

TAX MAP PARCEL NO: 81-4-37

PROPERTY ADDRESS: 2044 Metro Center Blvd.
Nashville, Tennessee

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared at the request of the Grantor without the benefit of a title search or examination. No title opinion, title insurance, or title assurances have been requested or given in connection with the preparation of this instrument.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

RTM OPERATING COMPANY, LLC, a Delaware limited liability company (successor by merger to RTM Development Company, LLC, a Delaware limited liability company, successor by conversion from RTM Development Company, a Delaware corporation)

By: _____

Name: Robert Q. Jones, Jr.

Title: Vice President – Corporate Counsel

APPROVED HB H.B.

APPROVED AS TO LEGAL DESCRIPTION MCN

STATE OF GEORGIA)
COUNTY OF FULTON)

Before me, a Notary Public in and for said County, personally appeared Robert Q. Jones, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Vice President – Corporate Counsel of RTM Operating Company, LLC, a Delaware limited liability company (successor by merger to RTM Development Company, LLC, a Delaware limited liability company, successor by conversion from RTM Development Company, a Delaware corporation), the within named bargainor, a limited liability company, and that (s)he as such Vice President – Corporate Counsel, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6 day of Nov., 2015.

Rebecca Travis
Notary Public

My Commission Expires: 7.21.2019

Rebecca Travis Notary Public DeKalb County, Georgia My Commission Expires July 21, 2019

STATE OF GEORGIA)
COUNTY OF FULTON)

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars and No/100 Dollars ($0.00).

AFFIANT

Subscribed and sworn to before me
this 6 day of NOV, 2015.

My Commission Expires:

7.21.2019

Notary Public

Rebecca Travis
My Commission Expires
Notary
Public
July 21, 2019
DeKalb County, Georgia