SITE 1433

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
51847559-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:T20160000200 DEEDQC
Recvd: 01/04/16 10:41 5 pgs
Fees:27.00 Taxes:0.00
20160104-0000210

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

BEING a certain tract of land located on the East side of Gallatin Road at 919 Gallatin Road, being Lot One of the Resubdivision of part of Lot 3, Montague Subdivision of record in Book 5190, page 504, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin (new), said pin being the northwest corner of the herein described tract, in the East right-of-way of Gallatin Road and a corner to Congregate Care Asset Trust II as evidenced in Book 9461, page 90, Register's Office for Davidson County, Tennessee;

THENCE with the line of Congregate Care Asset Trust II South 63° 08' 00" East, 200.13 feet to an iron pin (old);

THENCE with the line of Congregate Care Asset Trust II South 27° 06' 32" West, 144.55 feet to an iron pin (old), said pin being in the North right-of-way of Brinkhaven Avenue;

THENCE with said right-of-way North 63° 05' 06" West, 175.10 feet to an iron pin (old), said pin being the beginning of a curve to the right, said curve having a central angle of 90° 13' 06", a radius of 25.00 feet, an arc length of 39.36 feet and a chord of North 17° 58' 33" West, 35.42 feet;

THENCE with said right-of-way, along the arc of the above described curve, 39.36 feet to an iron pin (new), said pin being in the East right-of-way of Gallatin Road;

THENCE with said right-of-way North 27° 08' 00" East, 119.29 feet to the point of beginning and containing 28,782 square feet or 0.661 acres, more or less.

TOGETHER with Easements Appurtenant thereto as set forth in Book 5731, page 42, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to RTM Development Company, a Delaware corporation, by Deed of Record in Book 10511, page 936, Register's Office for Davidson County, Tennessee.

TAX MAP PARCEL NO: #51-8-194

PROPERTY ADDRESS: 919 Gallatin Road
Madison, 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: _____

APPROVED H.B.

APPROVED MCN MCN

Name: Robert Q. Jones, Jr.

Title: Vice President – Corporate Counsel

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 9 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