SITE 1857

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
51847560-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:T20160000204 DEEDQC
Recvd: 01/04/16 10:43 4 pgs
Fees:22.00 Taxes:0.00
20160104-0000213

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

LAND in Davidson County, Tennessee, being Tract II, on the Revised Final Plat of the Dale Property, as shown on plat of record in Plat Book 7900, page 187, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEING a certain tract of land located along the West side of Dickerson Road at 3196 Dickerson Road in Nashville, Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin (old), said pin being in the West right-of-way of Dickerson Road, the southeast corner of the herein described tract and a corner to Sarah Hailey as evidenced in Book 1229, page 521, Register's Office for Davidson County, Tennessee;

THENCE with the line of Hailey, generally along a barbed wire fence, North 84° 47' 24" West, 220.00 feet to an iron pin (new), said pin being a corner to Ratilal Patel as evidenced in Book 6670, page 490, Register's Office for Davidson County, Tennessee;

THENCE with the line of Patel North 06° 26' 26" East, 150.00 feet to a P.K. Nail (new);
(Continued on next page)

THENCE with the line of Patel South 84° 47' 24" East, 220.00 feet to an iron pin (new), said pin being in the West right-of-way of Dickerson Road and being South 06° 26' 26" West, 136.93 feet from an existing iron pin;

THENCE with said right-of-way South 06° 26' 26" West, 150.00 feet to the point of beginning and containing 32,993 square feet or 0.757 acres, more or less.

BEING the same property conveyed to RTM Development Company, a Delaware corporation, by Deed of Record in Book 10511, page 971, Register's Office for Davidson County, Tennessee.

TAX MAP PARCEL NO: #60-14-16

PROPERTY ADDRESS: 3196 Dickerson Pike
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 H.B.

APPROVED MCN 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, DeKalb County, Georgia
My Commission Expires July 21, 2019

My Commission Expires:
7.21.2019

Rebecca Travis
Notary Public

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.

Notary Public

My Commission Expires:

7.21.2019

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