Prepared by:
James E. Roberts
Bob Evans Farms, LLC
Attn: Legal Department
8111 Smith's Mill Road
New Albany, Ohio 43054

BILL GARRETT, Davidson County
Trans:T20160035291 DEEDWARRSP
Recvd: 04/29/16 08:43 6 pgs
Fees:33.00 Taxes:4636.24
20160429-0041814

SPECIAL WARRANTY DEED

Address of New Owners: BE Portfolio, LLC, c/o Mesirow Realty Sale-Leaseback, Inc., 353 North Clark Street, Chicago, Illinois 60654;
Send Tax Bills to: Bob Evans Farms, LLC, 8111 Smith's Mill Road, New Albany, Ohio 43054

Map No. 62
Parcel No. 116.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BOB EVANS FARMS, LLC**, an Ohio limited liability company, Grantor, has this day bargained and sold, and do hereby transfer and convey unto **BE PORTFOLIO, LLC**, a Delaware limited liability company, Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A attached hereto and incorporated herein by this reference and all rights, privileges, tenements, easements, licenses, hereditaments and appurtenances belonging or pertaining thereto and any mineral rights or interest pertaining thereto.

STATE OF OHIO
COUNTY OF FRANKLIN

The actual consideration or value, whichever is greater, for this transfer is $1,253,038.00.

Affiant

NOTARIAL SEAL STATE OF OHIO

DIANA G. STOUT
Notary Public, State of Ohio
My Commission Expires 12-06-2020

Subscribed and sworn to before me this the 14th day of April, 2016

My commission expires:
(Affix Seal) 12-06-2020

Notary Public

This is ( )unimproved (x)improved property known as 200 Rudy Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter: (i) zoning, building and land use laws, ordinances, rules and regulations; (ii) the lien of taxes and assessments not yet due and payable; (iii) the rights of Grantor under that certain Master Lease Agreement, dated of even date hereof, by and between Grantor and Grantee; (iv) those items set forth on Exhibit B, attached hereto and incorporated herein by this reference.

We further covenant and bind ourselves and our representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by,

through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 14th day of April, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BOB EVANS FARMS, LLC, an Ohio limited liability company

By: Mark E Hood
Mark E. Hood, Manager and Chief Financial Officer

[Store # 253]

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, J.A. Nunez, a Notary Public of the State and County aforesaid, personally appeared Mark E. Hood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager and Chief Financial Officer of Bob Evans Farms, LLC, the within named bargainor, a corporation, and that he as such Manager and Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager and Chief Financial Officer.

Witness my hand and official seal at Columbus, Ohio, this 12th day of April, 2016.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF OHIO

J.A. Nunez
Notary Public - State of Ohio
My Commission Has No Expiration Date

STORE 253
EXHIBIT A
LEGAL DESCRIPTION

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots 1 & 3 of Rudy's farm, which plan is of record in Plat Book 7900, Page 54, Register's Office for Davidson County, Tennessee, and which lot is located north of McGavock Pike, west of Music Valley Drive, and is more particularly described as follows:

Beginning at a concrete monument in the westerly margin of Music Valley Drive, said monument being the southeast corner of Fiddler's Inn, Inc., of record in Book 6351, Page 342, R.O.D.C., and being the northeast corner of the herein described tract; said monument also being northerly 138.92 feet from a concrete monument at the northerly terminus of a curve return to the northerly margin of Rudy's Circle.

Thence, with said westerly margin S 10°12' 22" E, 135.64 feet to a point;

Thence, with a curve to the right 3.28 feet, said curve having a central angle of 0° 24' 31", a radius of 460.00 feet and a chord of S 9° 59' 53" E, 3.28 feet to a point;

Thence, leaving said westerly margin, with the northerly margin of Rudy's Circle, the following calls: With a curve to the right 50.21 feet, said curve having a central angle of 115° 04' 49", a radius of 25.00 feet and a chord of S 47° 44' 36" W, 42.19 feet to a point; N 74° 42' 56" W, 192.56 feet to a concrete monument;

With a curve to the left 196.70 feet, said curve having a central angle of 49° 00' 03", a radius of 230.00 feet and a chord of S 80° 47' 04" W, 190.76 feet to a concrete monument.

Thence, leaving said northerly margin, N 32° 38' 29" W, 68.60 feet to an iron pin:
Thence, N 15° 17' 04" E, 194.14 feet to an iron pin in the southerly line of said Fiddler's Inn, Inc.

Thence, with said southerly line, S 74° 42' 56" E, 379.93 feet to the point of beginning.

Containing 74,052 square feet or 1.70 acres, more or less, according to a survey dated January 30, 1991, prepared by Wendell H. Talley, Sr., RLS #785, of Barge, Waggoner, Sumner & Cannon, Inc., 162 Third Avenue, N., Nashville, Tennessee 37201.

The land is the same as described in that certain survey prepared by Civil & Environmental Consultants, Inc., dated April 7, 2016 as follows:

Situate in the First Civil District of Davidson County, Tennessee, being Lot 1 of the "Plan of Resubdivision of Lots 1 & 3 of Rudy's Farm", of record in Plat Book 7900, Page 54, in the Register's Office for Davidson County, Tennessee (R.O.D.C.T.) and is more particularly described as:

Beginning at an iron pin, said iron pin being in the southerly margin of an unnamed road and the northeasterly corner of Lot 5 of aforementioned re-subdivision plat, said iron pin also being the northwesterly corner of the herein tract described; thence with the southerly margin of said road S 74 deg 42'55" E for a distance of 379.93 feet to a point in the westerly margin of Music Valley Drive; thence leaving the southerly margin of unnamed road and with the westerly margin of Music Valley Drive S 10 deg 12'22" E for a distance of 135.64 feet to a point; thence along a curve to the right having a radius of 460.00 feet, a chord which bears S 09 deg 59'53" E for a distance of 3.28 feet to a point; thence leaving the westerly margin of Music Valley Drive and with the northerly margin of Rudy Circle along a curve to

the right having a radius of 25.00 feet, a chord which bears S 47 deg 44'36" W for a distance of 42.19 feet to an iron pin found (disturbed); thence continuing with the northerly margin of Rudy Circle N 74 deg 42'56" W for a distance of 192.56 feet to a point; thence along a curve to the left having a radius of 230.00 feet, a chord which bears S 80 deg 47'04" W for a distance of 190.76 feet to a point, said point being the southwesterly corner of the herein tract described and the southeasterly corner of the Laxmi Investments, LLC property, Deed Book 9820 page 597 R.O.D.C.T.; thence leaving the northerly margin of Rudy Circle and with the east line of said Laxmi Investments, LLC property N 32 deg 38'29" W for a distance of 68.60 feet to a point; thence N 15 deg 17'04" E for a distance of 194.14 feet to the point of beginning, containing in all 1.70 acres, more or less.

TOGETHER WITH an exclusive easement for employee parking created in Warranty Deed recorded in Deed Book 8033, page 332 to the following described area:

> Being a rectangular parcel of land in the First Civil District of Nashville, Davidson County. Tennessee, located in the northerly portion of Lot No.5 as shown on the Plan of the Resubdivision of Lots 1 & 3 of
>
> Rudy's Farm, of record in Plat Book 7900, Page 54, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at a point, the northwestern corner of Lot No. 5 on said Plan, said point being in the southerly boundary of Grand Old Golf Subdivision of record in Book 6250, Page 760, R.O.D.C., and being N 74° 42' 56" W, 547.08 feet from the westerly margin of Music Valley Drive:
>
> Thence, leaving said corner and with the common subdivision boundaries to said Rudy's Farm and Grand Old Golf Subdivision, S 74° 42' 56" E, 167.15 feet to a point being 379.93 feet from the westerly margin of said Music Valley Drive:
>
> Thence, leaving said southerly boundary of Grand Old Golf Subdivision at right angles with a severance line S 15° 17' 04" W, 65.00 feet to a point:
>
> Thence, at right angles with a severance line 65.00 feet distant from and parallel to said Grand Old Golf Subdivision boundary, N 74° 42' 56" W, 167.15 feet to a point in the common line between Lot Nos. 2 and 5 of Rudy's Farm:
>
> Thence, at right angles with said common line N 15° 17' 04" E, 65.00 feet to the southerly boundary of Grand Old Golf Subdivision, the point of beginning.
>
> Containing 10,865 square feet or 0.25 acre, more or less.

TOGETHER WITH a non-exclusive easement for ingress and egress created in Access Easement Agreement recorded in Deed Book 8565, page 142.

As evidenced by Affidavit of Facts of record in Instrument No. 20151106-0113155, in said Register's Office, BEF REIT, Inc. was merged with Bob Evans Farms Inc. by Document No. 200836601966, in the Ohio State Secretary of State Office. A conversion of record was recorded in the Ohio State Secretary of State Office in Document No. 2012356000089, showing Bob Evans Farms, Inc. is now known as Bob Evans Farms, LLC.

Being the same property conveyed to BEF REIT, INC., an Ohio corporation by Quit Claim Deed of

record in Book 9948, Page 595, in the Register's Office of Davidson County, Tennessee.

Store #: 253
Address: 200 Rudy Circle, Nashville, Tennessee

STORE 253
EXHIBIT B

1. Intentionally deleted.
2. Intentionally deleted.
3. Intentionally deleted.
4. Intentionally deleted.
5. Intentionally deleted.
6. Intentionally deleted.
7. Intentionally deleted.
8. Intentionally deleted.
9. Intentionally deleted.
10. Intentionally deleted.

11. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 54, as corrected in Book 8289, Page 312, Register's Office for Davidson County, Tennessee.
    a. Restrictions limited to:
        i. 20 foot public utility easement on south of property;
        ii. 15 foot public utility easement on northwest corner of property

12. Terms and conditions of Access Easement Agreement recorded in Deed Book 8565, page 142

13. Intentionally deleted.
14. Intentionally deleted.
15. Intentionally deleted.