BILL GARRETT, Davidson County
Trans:T20160055979 DEEDWARRSP
Recvd: 06/30/16 13:39 3 pgs
Fees:18.00 Taxes:4995.00

20160630-0067029

THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00

AFFIANT

Subscribed and sworn to before me, this 28th day of June, 2016.

Notary Public

My Commission Expires:

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

Address New Owners As Follows:

Speakeasy Properties, LLC
c/o Thomas E. Bernard
1032 Forest Drive
Kingston Springs, TN 37082

Send Tax Bills To:

SAME

Map-Parcel Numbers:

Map: 091-12
Parcel 16.01 & 303.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Three Hundred Fifty Thousand Dollars and no/100 Dollars ($1,350,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donelson Pike Restaurant Partners,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Speakeasy Properties, LLC,** a Tennessee limited liability company, hereinafter collectively called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract No. 1:

BEING Lot No. 3 on the Plan of Key Subdivision as shown on the Plat of record in Plat Book 6900, page 727, Register's Office for Davidson County, Tennessee.

Tract No. II:

A tract of land located in Metropolitan Nashville and Davidson County, Tennessee, being known as Parcel 303 on Map 91-12 of the Tax Assessor's Office for Davidson County, Tennessee, and also being known as Lot 2 on the Plan of "Key Subdivision", as of record in Plat Book 6900, page 727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donelson Pike Restaurant Partners, a Tennessee general partnership in Instrument No. 201503170023012 and Instrument No. 201503170023015, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2016, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 727, Register's Office for Davidson County, Tennessee.
3. Rights of tenants, as tenants only, under recorded or unrecorded leases.
4. Possible right of N.C. & St. L. Railroad to increase its right-of-way to the full extent of its charter.

This is improved property commonly known as 820 and 900 44th Avenue North, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 28th day of June, 2016.

DONELSON PIKE RESTAURANT PARTNERS,
a Tennessee general partnership

By: George N. Spiva
Its: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the managing partner of DONELSON PIKE RESTAURANT PARTNERS, a Tennessee general partnership, the within named bargainor, and who acknowledged that as such managing partner, he executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as managing partner.

WITNESS MY HAND, at office, this 28th day of June, 2016.

Notary Public

My Commission Expires: _____

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018