This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 07/01/16 14:39 4 pgs
Fees:23.00 Taxes:7030.00
20160701-0067980

LIMITED WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
STORE Capital Acquisitions, LLC 8501 E. Princess Drive, Suite 190 Scottsdale, Arizona 85255	Big Onion Tavern Group, LLC c/o Wells Street Companies 343 W. Erie, Suite 220 Chicago, Illinois 60654	Map: 92-16 Parcel: 261

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 1903 DIVISION STREET PARTNERS, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto STORE CAPITAL ACQUISITIONS, LLC, a Delaware limited liability company (the "Grantee"), its heirs, successors, and assigns, a certain tract or parcel of land containing approximately 0.15 acres, municipally known as 1903 Division Street, located in Nashville, Davidson County, Tennessee, more fully described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever. And we do covenant with the Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, but subject to the 2016 taxes. And Grantor does further covenant and bind itself, its heirs and representatives, 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 and entities owning, holding or claiming by, under or through Grantor.

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.

(Remainder of page intentionally left blank; signature blocks follow.)

794904

IN WITNESS WHEREOF, the undersigned Grantor has hereunto subscribed its name on this 29th day of June 2016.

1903 DIVISION STREET PARTNERS,
a Tennessee general partnership

By: _____
James W. Jacobs, Managing Partner

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES W. JACOBS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Managing Partner of 1903 DIVISION STREET PARTNERS, a Tennessee general partnership, the within named bargainor, and that he as such Managing Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as Managing Partner.

WITNESS my hand and official seal on this 29th day of June 2016.

_____
NOTARY PUBLIC
My Commission expires: _____

MARK E. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 30th day of June 2016.

_____
NOTARY PUBLIC
My Commission expires: 6/20/17

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located southwesterly of the Division Street and 19th Avenue South intersection and being all of Lot 228 of the O.B. Hayes 2nd Plan of Small Lots, as recorded as Plat Book 1 Page 81 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the southerly right-of-way of Division Street, said monument being a northwesterly corner common to Lot 241 of the O.B. Hayes 2nd Plan of Small Lots, as recorded as Plat Book 1 Page 81 in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of Division Street and continuing along with the westerly line of Lot 241 of the O.B. Hayes 2nd Plan of Small Lots, S 35°04'23" E a distance of 99.97' to a new iron pin monument, said monument being the northerly right-of-way of 19th Avenue South;

Thence leaving said westerly line of Lot 241 of the O.B. Hayes 2nd Plan of Small Lots and continuing along with the northerly right-of-way of 19th Avenue South, S 08°30'28" W a distance of 72.52' to a new 1" brass disk, said disk being the easterly line of Lot 227 of the O.B. Hayes 2nd Plan of Small Lots and Public Alley #447;

Thence leaving said northerly right-of-way of 19th Avenue South and continuing along with the easterly line of Lot 227 of the O.B. Hayes 2nd Plan of Small Lots, N 35°04'23" W a distance of 153.21' to an existing 5/8" iron monument, said monument being the southerly right-of-way of Division Street;

Thence leaving said easterly line of Lot 227 of the O.B. Hayes 2nd Plan of Small Lots and continuing along with the southerly right-of-way of Division Street, N 55°43'57" E a distance of 50.00' to a new iron pin monument, which is the point of beginning, having an area of 6,329 square feet, 0.15 acres more or less.

Being the same property conveyed to 1903 Division Street Partners, a Tennessee general partnership by deeds of record as Instrument No. 20150903-0089992 and by Quitclaim Deed of record as Instrument No. 20150903-0089993, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Stefanie Robertson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Marie Soja], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marie D Soja
Notary's Signature

My Commission Expires: 1-1-19
Notary' Seal (if on paper)

MARIE D. SOJA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Jan. 1, 2019