This instrument was prepared by:
Laurence M. Papel
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North, Suite 1100
Nashville, Tennessee 37219

Davidson County DEEDWARRSP
Recvd: 07/27/16 12:55 6 pgs
Fees:33.00 Taxes:14800.00
20160727-0077349

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Habitat for Humanity of Greater Nashville, Inc. 2950 Kraft Drive, Suite 100 Nashville, TN 37204	[SAME]	147 03 0 058.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SSI NOLENSVILLE, LLC**, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **HABITAT FOR HUMANITY OF GREATER NASHVILLE**, a Tennessee non-profit corporation ("Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto.

This is improved property identified as "Parcel 1" of the property located at 4095 Nolensville Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

Conveyance is made subject to the permitted exceptions listed on the attached Exhibit B (the "Permitted Encumbrances").

Grantor covenants with the Grantee, its successors and assigns that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons claiming by, through or under the 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26 day of July, 2016.

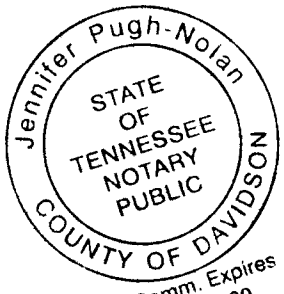
SSI NOLENSVILLE, LLC, a Tennessee limited liability company

By: _____
Name: Bradley E. McNutt
Title: President

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Bradley E. McNutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of SSI Nolensville, LLC (the "Grantor"), and that, as such president, he is authorized to execute this instrument on behalf of the Grantor.

[Notary Seal]



_____
Notary Signature

Jennifer Pugh-Nolan
Print Notary Name

My Commission Expires: 5/3/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $4,000,000.00.

Affiant

Subscribed and sworn to before me this the 26th day of July, 2016.

Notary Public

My Commission Expires: 5/5/2020

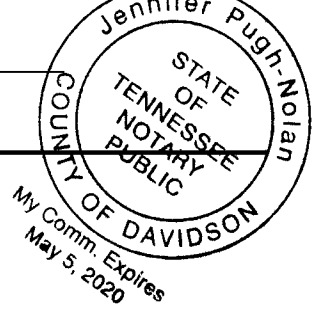


EXHIBIT A

DESCRIPTION OF PROPERTY

LAND in Davidson County, Tennessee, being Lot 1 on the Plan of the Re-Subdivision of Lots 1 and 4, the Final Plat of Big K Nolensville Road at Harding Place, as shown on plat of record as Instrument No. 20160629-0066141, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed by Davidson Partners, a Pennsylvania limited partnership, to SSI Nolensville, LLC, a Tennessee limited liability company, in Instrument No. 20140731-0068253, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All matters shown on the Final Plat of the Resubdivision of Lots 1 and 4, Big K at Nolensville and Harding Place, of record in Instrument No. 201606290066141, in the Register's Office for Davidson County, Tennessee.

2. Rights and easement granted by Clearance Permit of record in Book 1065, Page 230, in the Register's Office for Davidson County, Tennessee.

3. Easement Grant and Agreement of record in Book 3897, Page 771, in the Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Book 11464, Page 477, in the Register's Office for Davidson County, Tennessee.

5. Terms and provisions of the certain Lease by and between Davidson Partners and RTM Mid-America, Inc., as evidenced by Memorandum of Lease of record in Book 11464, Page 464; as affected by Protection Agreement in Book 11464, Page 469 and Order of the U.S. Bankruptcy Court in Book 11464, Page 447; and as assigned and assumed in Book 11589, Page 451, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants and Restrictions of record in Instrument No. 20061206015108, as amended in Instrument No. 20160727-0077347, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Non-Exclusive Utility Construction and Access Easements, of record in Instrument No. 20160727-0077348, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

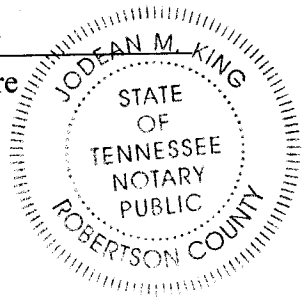
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 6/20/2017

Notary Seal: