This instrument prepared by:
Nathaniel Greene
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, TN 37201

Davidson County DEEDWARRSP
Recvd: 08/04/16 08:14 8 pgs
Fees:43.00 Taxes:5180.00
20160804-0080574

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Parcel Number:**
D3 Bell, LLC 3841 Green Hills Village Dr., Suite 400 Nashville, TN 37133	D3 Bell, LLC 3841 Green Hills Village Dr., Suite 400 Nashville, TN 37133	16300020500

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AMNON SHREIBMAN, TRUSTEE, AMNON SHREIBMAN, individually, and RUTH SHREIBMAN, individually** (collectively, the "Grantor"), herein this day have bargained and sold, and do hereby transfer and convey, unto **D3 BELL, LLC,** a Delaware limited liability company (the "Grantee") and its successors and assigns, the following described real property, to wit (the "Property"):

See **Exhibit A** for a more particular description.

This is improved property known as 5304 Cane Ridge Road (formerly 524 Bell Road), Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit B** attached hereto an incorporated herein (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors, assigns and legal representatives, to warrant specially and forever defend the title to the Property to the Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

WHENEVER USED, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

[*Signatures on Following Pages*]

Witness my hand on August 1st, 2016.

By: Amnon Shreibman by Craig V. Gabbert, Trustee

AMNON SHREIBMAN, TRUSTEE,
By Craig V. Gabbert, as Attorney in Fact, per Durable General Power of Attorney of record in Instrument No. 20140407-0028645, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Craig V. Gabbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath his acknowledged himself to be the Attorney-in fact for **Amnon Shreibman**, Trustee the within named bargainor, and that as such Attorney-in-fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Amnon Shreibman**, the bargainor(s), by the said **Craig V. Gabbert,** as Attorney-in-Fact.

WITNESS my hand and seal at office, on this 1st day of August, 2016.

Notary Public

My Commission Expires: 7/8/2019

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

By: Ruth Shreibman by Craig V. Gabbert, Trustee

RUTH SHREIBMAN, INDIVIDUALLY,
By Craig V. Gabbert, as Attorney in Fact, per Durable General Power of Attorney of record in Instrument No. 20140421-0033221, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Craig V. Gabbert,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath his acknowledged himself to be the Attorney-in fact for **Ruth Shreibman**, the within named bargainor, and that as such Attorney-in-fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Ruth Shreibman**, the bargainor(s), by the said **Craig V. Gabbert**, as Attorney-in-Fact.

WITNESS my hand and seal at office, on this 1st day of August, 2016.

Linda M. Maltabano
Notary Public

My Commission Expires: 7/8/2019

LINDA M. MALTABANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

By: Amnon Shreibman by Craig V. Gabbert, Trustee.
AMNON SHREIBMAN, INDIVIDUALLY,
By Craig V. Gabbert, as Attorney in Fact, per Durable General Power of Attorney of record in Instrument No. 20140407-0028645, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Craig V. Gabbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath his acknowledged himself to be the Attorney-in fact for **Amnon Shreibman**, the within named bargainor, and that as such Attorney-in-fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Amnon Shreibman**, the bargainor(s), by the said **Craig V. Gabbert**, as Attorney-in-Fact.

WITNESS my hand and seal at office, on this 1st day of August, 2016.

Notary Public

LINDA J. PALLADINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/8/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,400,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.



Affiant

Sworn to and subscribed before me,
this 2nd day of August, 2016.



NOTARY PUBLIC

My Commission Expires: January 24, 2017



EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land lying and being in Davidson County, Tennessee, and further described as follows:

Being Lot No. 2 on the Plan of Cloverleaf Estates, Section 2, as of record in Book 3700, page 149, 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 Amnon Shreibman, Trustee by deed from Shoney's LLC of record in Instrument No. 200612130153901, Register's Office for Davidson County, Tennessee. See also Revocation of Trusts in Instrument No. 201205300046730, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years.

2. All matters shown on the plat of record in Book 3700, page 149, Register's Office for Davidson County, Tennessee.

3. Agreement with regard to Modification of Easement of record in Book 5065, page 189, Register's Office for Davidson County, Tennessee.

4. Rights of SHONEY'S TENN. 1, LLC, a Tennessee limited liability company (as successor in interest to SHONEY'S, LLC, a Tennessee limited liability company), as tenant under that certain Lease Agreement dated December 12, 2006 by and between Amnon Shreibman, Trustee, as landlord, and Shoney's, LLC, as tenant, as evidenced by that certain Memorandum of Lease of record in Instrument No. 20061213-0153902, Register's Office for Davidson County, Tennessee, as amended.

True Copy Certification

I, Mark Lee, 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.

Mark Lee

Signature

State of Tennessee

County of Shelby

Personally appeared before me, Michele M. Clark, a notary public for this county and state, Mark Lee who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michele M. Clark

Notary's Signature

My Commission Expires: 7-16-2017

Notary Seal:

