WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC (TIB)
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160071237 DEEDWARR
Recvd: 08/16/16 15:08 4 pgs
Fees:23.00 Taxes:5550.00
20160816-0085512

WARRANTY DEED

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Address New Owner:
Font EAT, LLC
2001 Blair Blvd.
Nashville, TN 37215

Send Tax Bills To:
Owner

Map: 40
Parcel: 93

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STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,500,000.00.

Mary Jo Jarrett
Affiant

Subscribed and sworn to before me this 12th day of August, 2016.

Notary Public

THOMAS J. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10.23.17

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FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Linda T. Jarrett ("Grantor") by these presents does hereby grant, transfer and convey to Font EAT, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by Bob Cummings, Tenn. Surveyor Lic. No. 693, dated February 10, 1978, and described as follows:

Beginning at a point on the southerly margin of Knight Drive where it intersects with White's Creek Pike; thence along said southerly margin South 84 deg. 44' East 212.93 feet to a point; thence along a curve having a radius of 477.183 for 368.81 feet to a point; thence South 40 deg. 27' East 389.14 feet to a point; thence along a curve having a radius of 422.251 for 330.87 feet to an iron pin; thence along the westerly margin of Dudley's property as contained in Book 4562, page 966, said Register's Office, South 27 deg. 51' East 192.06 feet to an iron pin; South North 14 deg. 21' West 508.00 feet to an iron pin; thence South 1 deg. 38' Register's Office; thence along the northerly margin of Johnson property as contained in Book 1055,

page 27, said Register's Office, North 50 deg. 27' West 131.64 feet to an iron pin; thence along drain North 81 deg. 57' West 782.65 feet to the easterly margin of White's Creek Pike; thence along said margin North 8 deg. 48' West 241.56 feet to a point; thence along a curve having a radius of 9032.017for 581.16 feet; thence North 5 deg. 07' West 501.65 feet to an iron pin, the point of beginning, containing 25.77 acres, more or less.

BEING a portion of the property conveyed to W. H. Thompson by deed from E. H. Hunter and wife, Edna Hunter, dated January 8, 1942, of record in Book 1140, page 153, and by deed from Mrs. Mary E. McCord and Mrs. Nellie E Raymond, dated June 6, 1942, of record in Book 1238, page 14, Register's Office for Davidson County, Tennessee.

And, upon the death of the said W. H. Thompson in 1966, said property was devised to his wife, Odie H. Thompson, as Trustee under his Last Will and Testament, which is on file in Will Book 87, page 201, Probate Court Clerk's Office for Davidson County, Tennessee.

And, upon the death of Odie H. Thompson on February 17, 1989, by the terms of W.H. Thompson's said Last Will & Testament, title to the said property vested in the remainderman beneficiaries of the said trust, being their son, William H. Thompson, Jr., (aka W. H. Thompson, Jr.) as to a one-half (½) undivided interest, and, their son, Reece H. Thompson having died on January 1, 1979, in his two children, namely, Gary B. Thompson, as to a one-fourth (1/4) undivided interest, and Linda Thompson Jarrett, as to a one-fourth (1/4) undivided interest, all of whom by then had attained their majority. (See Affidavit of Heirship of record in Book 8634, page 996 Register's Office Davidson County, Tennessee).

And, further being a portion of the property in which W.H. Thompson, Jr. conveyed three-fourths (3/4) of his one-half (½) undivided interest (i.e., a three-eights (3/8) undivided interest) to himself and his wife, Jean O. Thompson, as Trustees under the Last Will and Testament of Reese H. Thompson, deceased, which Will is on file in Will Book 126, page 2, Probate Court Clerk's Office for Davidson County, Tennessee, and conveyed one-fourth (1/4) of his one-half (½) undivided interest (i.e., a one-eighth (1/8) undivided interest) to Jeanne B. Thompson (the widow of Reece H. Thompson), all by Quitclaim Deed dated January 15, 1992 of record in Book 8635, page 1, Register's Office for Davidson County, Tennessee, said property being described as Tract No. Four in said deed.

And, further being the same property in which Jeanne B. Thompson conveyed a one-sixteenth (1/16) undivided interest to her son, Gary B. Thompson, and a one-sixteenth (1/16) undivided interest to her daughter, Linda T. Jarrett by a Quitclaim Deed dated January 15, 1992of record in Book 8672, page 117 Register's Office Davidson County, Tennessee.

And, further being the same property in which W.H. Thompson, Jr. and Jean O. Thompson as Trustees under the Last Will and Testament of Reece H. Thompson, deceased, conveyed a three-sixteenths (3/16) undivided interest to Gary B. Thompson, and a three-sixteenth (3/16) undivided interest to Linda T. Jarrett by Quitclaim Deed dated January 15, 1992 of record in Book 8672, page 119 Register's Office Davidson County, Tennessee, whereupon Gary B. Thompson and Linda T. Jarrett each owned a one-half (½) undivided interest in said property.

And, further being the same property in which Gary B. Thompson, deceased, devised his one-half (½) undivided interest to his sister, Linda T. Jarrett, in his Last Will and Testament, a certified copy of which is recorded as Instrument No. 20130304-0021441 Register's Office Davidson County, Tennessee, with an authenticated copy of said Last Will and Testament having been admitted to probate by the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee Docket No. 16P-1138, as a muniment of title to said property, and a certified copy of said authenticated copy is being recorded simultaneously herewith as Instrument No. 20160816-0085511 Register's Office Davidson County, Tennessee.

This conveyance is subject to the real property taxes for 2016 and subsequent years, including "roll back" taxes, if any, the obligation for payment of which is assumed by the Grantee, and all easements and other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as "0" Whites Creek Pike, Whites Creek, Tennessee 37189.

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

AND Grantor does hereby covenant with the Grantee that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said real property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument is executed on this the 12th day of August, 2016.

GRANTOR:

Linda T Jarrett

Linda T. Jarrett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda T. Jarrett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2016.

Notary Public

My Commission Expires: 10/29/2017

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY