WHEN RECORDED RETURN TO:

Stewart Title Guaranty Company
1717 Main Street, Suite 3500
Dallas, Texas 75201

Davidson County DEEDWARRSP
Recvd: 08/18/16 15:02 6 pgs
Fees:33.00 Taxes:1091.50
20160818-0086536

SPECIAL WARRANTY DEED

FROM: LPP MORTGAGE LTD.,
a Texas limited partnership
Grantor

TO: WAFFLE HOUSE, INC.,
a Georgia corporation
Grantee

This instrument was prepared by:

Hunton & Williams LLP
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202
Attn: Daniel Leventhal, Esq.

Address New Owner:
5986 Financial Dr.
Norcross, GA 30071

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:
5986 Financial Dr.
Norcross, GA 30071
Attn: Tax Department

Map-Parcel Numbers:
Map 164, Parcel 275.00

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Ninety-Five Thousand and No/100 Dollars ($295,000.00).

Grantee or Grantee's Agent

SUBSCRIBED AND SWORN TO before me, this the 12 day of August, 2016.

ANITA DUNIO NOTARY PUBLIC WALTON COUNTY, GA My Comm. Exp. Oct. 6, 2017

Notary Public

My Commission Expires:
10-6-2017

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

LPP MORTGAGE LTD. ("**Grantor**"), in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid by WAFFLE HOUSE, INC., a Georgia corporation ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS and CONVEYS unto Grantee the real property located in Davidson County, Tennessee, which is more particularly described on **Exhibit "A"** attached hereto and made a part hereof, together with (i) all and singular, all of Grantor's right, title and interest, if any, in and to any and all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest, if any, in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) any and all improvements and buildings located on such real property (said real property, together with such rights, appurtenances and interests, improvements and buildings being collectively called the "**Property**"), subject to, however, all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record and all matters that an accurate survey or a physical inspection of the Property would reveal, including, without limitation, the exceptions set forth in **Exhibit "B"** attached hereto and made a part hereof (said exceptions being called the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever. Grantor does hereby bind itself, and its legal representatives and successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomever lawfully claiming or to claim the same or any part thereof, by or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of this 17th day of August, 2016.

GRANTOR:

LPP MORTGAGE LTD.,
a Texas limited partnership

By: Property Acceptance Corp.,
a Texas corporation,
its general partner

By: _____
Print: Michael D. Wyant
Its: Its Authorized Signatory

STATE OF TEXAS §
§
COUNTY OF COLLIN §

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Michael D. Wyant, the Authorized Signatory of Property Acceptance Corp., a Texas corporation, general partner of LPP MORTGAGE LTD., a Texas limited partnership, known to me, and thereupon he acknowledged that he was authorized to execute the within instrument on behalf of said corporation as general partner for said limited partnership, and that he executed said instrument as the voluntary act of the said corporation as general partner for said limited partnership, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 11 day of August, A.D., 2016.

(Seal)

ELIZABETH B. FRANCIS
Notary Public, State of Texas
Comm. Expires 11-08-2018
Notary ID 12843802-9

_____, Notary Public
(signature of Notary Public)

My Commission Expires: 11/08/2018

EXHIBIT "A"

Property Description

Property known as Map 164, Parcel 275.00, described as follows:

A tract of land in the 32nd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the north by Evergreen Nashville Storage, LLC (Inst. # 00011484-0000675), on the east by the right of way for Murfreesboro Pike (US Hwy 70S), on the south by the right of way for Summercrest Boulevard and on the west by Autumn Glen Section 1 (Inst. # 00011571-0000943) and Mainstreet Homes, LLC (Inst. # 20010815-0088156). Property is more particularly described as follows:

Beginning at a set iron pin with cap (SEC) at the northeast corner of Mainstreet Homes, LLC, a point in the southerly line of Evergreen Nashville Storage, LLC;
Thence with the southerly line of Evergreen Nashville Storage LLC, N 50 degrees 23 minutes 11 seconds E, a distance of 180.13 feet to an iron pin with cap set (SEC) in the westerly right of way for Murfreesboro Pike;
Thence with said right of way, S 40 degrees 09 minutes 25 seconds E, a distance of 380.92 feet to an iron pin with cap set at the intersection of the right of way for Murfreesboro Pike and the right of way for Summercrest Boulevard;
Thence with the right of way for Summercrest Boulevard and a 30.00 foot radius curve to the right, a distance of 51.28 feet, a chord bearing and distance of S 08 degrees 48 minutes 32 seconds W, 45.26 feet to a set iron pin with cap (SEC);
Thence with the right of way for Summercrest Boulevard, S 57 degrees 46 minutes 29 seconds W, a distance of 187.25 feet to pk nail found with stamped washer (RLS 1941) at the northeast corner of Autumn Glen Section I;
Thence with the easterly lines of Autumn Glen Section I and Mainstreet Homes, LLC, N 31 degrees 57 minutes 22 seconds W, a distance of 180.54 feet to an iron pin with cap set (SEC);
thence continuing with the easterly line of Mainstreet Homes, LLC the following calls:
S 66 degrees 23 minutes 22 seconds E, a distance of 12.84 feet to an iron pin with cap set (SEC);
Thence N 29 degrees 32 minutes 45 seconds W, a distance of 34.20 feet to an iron pin set (SEC);
Thence N 39 degrees 37 minutes 08 seconds W, a distance of 185.73 feet to the point of beginning, containing 1.779 acres, more or less, according to a survey by SEC, Inc, dated September 17, 2012, last revised September 20, 2012.

Being part of the same property conveyed to LPP Mortgage Ltd., a Texas limited partnership, by Successor Trustee's Deed, of record as Instrument No. 20121116-0106138, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Property.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the public records.

3. Clearance Permit of record in Book 1141, Page 327 in the public records of Davidson County, Tennessee.

4. Title to that portion of the Property, if any, embraced within the bounds of any streets, roads and/or highways.

5. Rights of others under any unrecorded leases.

6. Taxes or assessments for the year 2016, and subsequent years, which are a lien not yet due or payable.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

Sandra S. Jackson

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me, Julie Read, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Read, Notary

My Commission Expires: 2-2017

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY