Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Bento Nashville, LLC 3942 Hartfield Road Round Top, Texas 78954	Map-Par. Nos. 105-7-443.01 (Tract I) and 105-7-444 (Tract II)	Bento Nashville, LLC 3942 Hartfield Road Round Top, Texas 78954
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DAVID G. MANGUM, an individual resident of the State of Tennessee (the "Grantor"), by these presents hereby sells, assigns and quitclaims to BENTO NASHVILLE, LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property known as 1267 and 1271 3rd Avenue South, Nashville, Tennessee 37210.

The Property is conveyed subject to the real estate taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 25 day of August, 2016.

GRANTOR:

David G. Mangum

BILL GARRETT, Davidson County
Trans: T20160075675 DEEDQC
Recvd: 08/30/16 11:52 3 pgs
Fees: 17.00 Taxes: 0.00
20160830-0090711

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 26 day of August, 2016.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

7/3871644.1

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, John Gregory Hardeman, the undersigned, a Notary Public in and for said County and State, the within named DAVID G. MANGUM, the bargainor, 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.

Witness my hand seal at office this 25 day of August, 2016.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

EXHIBIT "A"

Land situated in the 2nd formerly the 15th Ward of the City of Nashville, Davidson County, Tennessee, and described as follows:

Beginning at the southwest corner of Tutwiler Avenue and 3rd Avenue South; thence with the westerly margin of 3rd Avenue South, South 35° East 134'; thence South 55° West 142.8' to the easterly margin of the right-of-way of the N.C. & St. L. Railroad; thence with said right-of-way, North 57° 49' West 62', North 55° 53' East 14.8' and North 58° 56' West 270 feet to the southwesterly margin of Tutwiler Avenue; thence with said Avenue, North 87° 51' East 312 feet to the beginning.

Being the same property conveyed to David G. Mangum by deed from Paul D. Jones, of record in Instrument No. 20140218-0013403, Register's Office for Davidson County, Tennessee.