Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Mike's Ice Cream, LLC 1514 Saunders Avenue Madison, Tennessee 37115	Mike's Ice Cream, LLC 1514 Saunders Avenue Madison, Tennessee 37115	093-0-62-056.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (MGN) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, PAPA G LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents transfers and conveys to MIKE'S ICE CREAM, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land 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 conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property located at 129 Second Avenue North, Nashville, Davidson County, Tennessee.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions. Grantor further covenants and binds itself to warrant specially and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[Signature Page Follows]

BILL GARRETT, Davidson County
Trans:T20160078786 DEEDWARRSP
Recvd: 09/08/16 11:32 4 pgs
Fees:23.00 Taxes:10545.00
20160908-0094582

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 7th day of September, 2016.

GRANTOR:

PAPA G LLC,
a Tennessee limited liability company

By: _____
Stephen E. Kovach IV, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brenda L. Farmer, a Notary Public in the state and county aforesaid, personally appeared Stephen E Kovach IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person is the President of PAPA G, LLC, a Tennessee limited liability company, the within named Grantor, and who further acknowledged that he, being duly authorized, executed the foregoing instrument on behalf of said limited liability company for the purposes therein contained as the President of the within named Grantor.

WITNESS my hand, at office, this 7th day of September, 2016.

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

Brenda L. Farmer
Notary Public

My Commission Expires: 11-12-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,850,000.00.

Michael P Chapman
Affiant

BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires NOV. 12, 2018

Subscribed and sworn to before me this 7th day of September, 2016.

Brenda L. Farmer
Notary Public

My Commission Expires: 11-12-2018

EXHIBIT "A"

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being part of Lot No. 29 on the original Plan of the Town of Nashville, not of record, being part of Lot No. 4 on the Plan of the Subdivision of Lots Nos. 29 and 30 on the original Plan of Nashville, as divided among the heirs of Richard C. Cross in Will Book 9, page 75, County Court for said County, described as follows:

Beginning on the westerly margin of Second Avenue, North, formerly Market Street, as widened, at the southeast corner of the property conveyed to John V. Orman, et al, by Deed from Nat W. Gennett, et al, of record in Book 522, page 577, said Register's Office; thence, with said Orman's southerly line westwardly 85 feet, more or less, to the easterly margin of an alley; thence, with said alley southwardly 20 feet to the northwest corner of the property conveyed to Oliver J. Timothy by Deed from L.H. Small and wife, of record in Book 790, page 283, said Register's Office; thence, with said Timothy's northerly line eastwardly 85 feet, more or less, to the westerly margin of Second Avenue, North as widened; thence, with said Avenue northwardly 20 feet to the beginning.

Being the same property conveyed to Papa G, LLC, a Tennessee limited liability company, by deed from Evaline C. Cheadle and John R. Cheadle, Jr., of record as Instrument Number 20130426-0041570, dated April 23, 2013, said Register's Office.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2016 and subsequent years, a lien, not yet due and payable.
2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.