BILL GARRETT, Davidson County
Trans:T20160079626 DEEDWARR
Recvd: 09/12/16 11:21 5 pgs
Fees:28.00 Taxes:1831.50
20160912-0095524

This Instrument Prepared By
And When Recorded Return To:

Christian A. Schuetz
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Local Eateries, LLC 501 Gallatin Road Nashville, Tennessee 37206	Same
Map & Parcel No.: 083 05 0 228.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **JOYCE ROBINSON also known as BARBARA JOYCE ROBINSON**, a resident of Tennessee ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **LOCAL EATERIES, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "**Property**"):

> Being Lot No. 1 on the Plan of Gulf Oil Company Subdivision of record in Plat Book 4715, Page 165, in the 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 Floyd Eugene Robinson, Sr., and wife, Joyce Robinson by Warranty Deed of record in Book 6514, Page 343, and in Book 6514, Page 346, Register's Office for Davidson County, Tennessee. Floyd Eugene Robinson, Sr, having died on May 28, 2016, leaving Joyce Robinson as the surviving tenant by the entirety.

This is improved property known as 501 Gallatin Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

B. J. R.

AND Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple; she has a good right to sell and convey the same; and that the same is unencumbered, except as shown on Exhibit A attached hereto.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of August, 2016.

X Joyce Robinson
Joyce Robinson

STATE OF TENNESSEE)

COUNTY OF SUMNER)

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

WITNESS my hand and seal at office this 31st day of August, 2016.

Notary Public

My Commission Expires:

02/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

4851-3244-1143 v3
2937862-000001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of August 2016.

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires:

4-21-2020

4851-3244-1143 v3

2937862-000001

EXHIBIT B

EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years not yet due and payable.

2. Matters shown by the Plan of Gulf Oil Company Subdivision of record in Plat Book 4715, Page 165, in the Register's Office for Davidson County, Tennessee.