BILL GARRETT, Davidson County
Trans:T20160113326 DEEDWARRSP
Recvd: 12/27/16 09:17 4 pgs
Fees:23.00 Taxes:2732.01
20161227-0135198

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 16 day of December, 2016 (*"Effective Date"*) between **SCF RC FUNDING I LLC**, a Delaware limited liability company *("Seller"),* party of the first part, and **MEHRAN MOZAFFARI** and **ROUSHANAK PAZOUKI**, husband and wife, party of the second part,

WITNESSETH: That for and in consideration of the sum of Seven Hundred Thirty-Eight Thousand Three Hundred Eighty and 00/100 Dollars ($738,380.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the real estate situated and being in Bellevue, County of Davidson, State of Tennessee, together with the buildings, fixtures, and improvements thereon, legally described on ***Exhibit A*** attached hereto, together with all the appurtenances and hereditaments thereto (the ***"Premises"),*** subject to all matters of record and all matters which an accurate survey or inspection of the Premises would disclose.

TO HAVE AND TO HOLD, all and singular, the Premises to the party of the second part, their successors and assigns to their own use forever.

The said party of the first part does hereby covenant with the party of the second part that it is the lawful owner in fee of the Premises, and that it has good right to sell and convey the same; and that the party of the first part will warrant and defend the same against all claims and demands of the party of the first part, but against none other, subject to the matters above set forth.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

[Signature and Notary Page Follows]

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of the Effective Date.

SELLER:

SCF RC FUNDING I LLC,
a Delaware limited liability company

By: SCF Realty Capital ~~LLC~~,
a Delaware limited liability company,
Its manager

By: _____
Name: Gregg Seibert
Its: CEO

STATE OF New Jersey
COUNTY OF Mercer

Personally appeared before me, the undersigned authority in and for the said county and state on this the 14 day of December, 2016, within my jurisdiction, the within named Gregg Seibert, the CEO of SCF Realty Capital LLC, a Delaware limited liability company, the Manager of SCF RC FUNDING I LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies) and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized to do so.

Vanessa N. Riscica
NOTARY PUBLIC

My commission expires: 9.9.21

(Seal)

VANESSA N RISCICA
My Commission Expires
NOTARY PUBLIC
09-09-2021
STATE OF NEW JERSEY

VANESSA N. RISCICA
NOTARY PUBLIC
STATE OF NEW JERSEY

****

(FOR RECORDING DATA ONLY)

Property Address:
7075 Old Harding Road
Bellevue, Tennessee
37221-2805

Property Owner:
MEHRAN MOZAFFARI and
ROUSHANAK PAZOUKI
P.O. Box 756
Brentwood, Tennessee 37024

Map & Parcel Number:
14200013500

Mail tax bills to: (Person or Agency responsible for payment of taxes)

MEHRAN MOZAFFARI and
ROUSHANAK PAZOUKI
P.O. Box 756
Brentwood, Tennessee 37024

This instrument prepared by:
Grafitti Rosensteel & Hall LLC
6424 East Greenway Parkway,
Suite 100
Scottsdale, Arizona 85254

Return to:
Kristin Brown
First American Title Insurance Company
2425 East Camelback Road., Suite 300
Phoenix, Arizona 85016

820080

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $738,380.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of December, 2016.

Notary Public

My Commission Expires:

May 29, 2019

State tax $_____

Recording fee $_____

Total $_____

MATTHEW ALAN BROWN
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires May 29, 2019

Exhibit "A"

Legal Description

Real property in the City of Bellevue, County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and described as follows:

Parcel I

Land in Davidson County, Tennessee, being Lot No. 1A on the Plan of the Resubdivision of Lot 1, Peggy Ann Wiggins Division of record in Book 6200, Page 169, in the Office of the Register of Deeds for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to SCF RC Funding I, LLC, a Delaware limited liability company by Special Warranty Deed from SCFRC-HW-G LLC, a Delaware limited liability company Instrument No. 20161213013064 3, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH:

All easement rights benefiting Parcel I established by that certain Declaration of Easements, dated as of May 23, 1995 (the "Declaration"), made by Shoney's , Inc., Tennessee corporation, recorded in Book 9692, Page 927, in the office of the Register of Deeds for Davidson County, Tennessee, including, without limitation, the following;

(a) A nonexclusive, perpetual easement appurtenant to Parcel I, for the benefit of the Owner (as defined in the Declaration, to which reference is hereby made) of Parcel I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for vehicular and pedestrian ingress, egress and access to and from Parcel ! over, upon and across the driving lanes existing on the date of the Declaration of the Captain D's Easement Area (as defined and described in the Declaration, to which reference is hereby made for a more complete description);

(b) A nonexclusive, perpetual easement appurtenant to Parcel I, for the benefit of the Owner (as defined in the Declaration, to which reference is hereby made) of Parcel I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for the parking of motor vehicles over and upon the designated parking spaces existing on the date of the Declaration on the Captain D's Easement Area (as defined and described in the Declaration, to which reference is hereby made for a more complete description); and

(c) A nonexclusive, perpetual easement appurtenant to Parcel I, for the benefit of the Owner (as defined in the Declaration, to which reference is hereby made) of Parcel I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for the operation, repair and maintenance of all utility lines existing on the date of the Declaration and serving Parcel I that are located on, across, over and under Tract II (as defined and described in the Declaration, to which reference is hereby made for a more complete description).

TOGETHER WITH:

All easement rights benefiting Parcel I established by the Plan of the Resubdivision of Lot 1, Peggy Ann Wiggins Division of record in Plat Book 6200, page 169, in the Office of the Register of Deeds for Davidson County, Tennessee (the "Plat"), including, without limitation, a nonexclusive, perpetual Joint Access Easement, for the benefit of Parcel I, over, upon and across that portion of Lot 1B (as established by the Plat), in the Office of the Register of Deeds for Davidson County, Tennessee) and that portion of Lot 2 (as established by the Plan of Peggy Ann Wiggins Division of record in Book 5800, Page 243, in the Office of the Register of Deeds for Davidson County, Tennessee), included within the bounds of the shaded Joint Access Easement depicted by the Plat.