Davidson County DEEDWARRSP
Recvd: 01/04/17 08:42 5 pgs
Fees:28.00 Taxes:3079.83
20170104-0000620

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of December, 2016 ***("Effective Date")*** between SCF RC FUNDING I LLC, a Delaware limited liability company ***("Seller"),*** party of the first part, and LINEBERRY PROPERTIES, INC., a Tennessee corporation, party of the second part,

WITNESSETH: That for and in consideration of the sum of Eight Hundred Thirty-Two Thousand Three Hundred Eighty-Six and 00/100 Dollars ($832,386.00), 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 Nashville, 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: Peter M. Mavoides
Its: President

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 21 day of December, 2016, within my jurisdiction, the within named Peter M. Mavoides, the President 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

****

(FOR RECORDING DATA ONLY)

Property Address:
2633 Lebanon Road
Nashville, Tennessee
37214-2424

Property Owner:
Lineberry Properties, Inc.
Attention: Mark Lineberry
P.O. Box 1767
Mount Juliet, Tennessee
37121

Map & Parcel Number:
09504018700

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

Lineberry Properties, Inc.
Attention: Mark Lineberry
P.O. Box 1767
Mount Juliet, Tennessee
37121

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

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 $832,386.00 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 2nd 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

Street Address: 2633 Lebanon Road, Nashville, TN

Legal Description:

Tract I:

LAND in Davidson County Tennessee, being Lot No. 1, on the Plan of the Resubdivision of Lebanon Pike Shoney's and Lee's, of record in Book 9700, page 40, 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 SCF RC Funding I, LLC, a Delaware limited liability company by Special Warranty Deed from SCF RC Master Funding I, LLC, a Delaware limited liability company, dated November 7, 2016, filed of record December 16, 2016 as Instrument No. 20161216-0132019, in the Register's Office of Davidson County, Tennessee

Tract II:

All rights accruing to Tract I granted in that certain Declaration of Easements, dated as of September 29, 1995 (the "Declaration"), by Shoney's, Inc., recorded in Book 9815, page 258 in the Office of the Register of Deeds for Davidson County, Tennessee, and as set forth on the Plan of the Resubdivision of the Lebanon Pike Shoney's and Lee's, recorded in Book 9700, page 40, in the Office of the Register of Deeds for Davidson County, Tennessee, including, without limitation, a nonexclusive, perpetual easement, appurtenant to Tract I and for the benefit of the Owner (as defined in the Declaration to which reference is hereby made) of Tract I and its tenants, invitees, employees, agents, customers and invitees of such tenants, for vehicular and pedestrian ingress and egress over, upon and across the Shoney's Access Easement Area (as defined and described in the Declaration, to which reference is hereby made for a more complete description).

LESS AND EXCEPT any portion of such property conveyed or taken for rights of way for public streets or roads.

Map/Parcel 95-4/187

True Copy Certification

I, Stefanie Robertson, do hereby make oath that I am a licensed attorney and/or 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.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Marie Soja], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marie D Soja
Notary's Signature

My Commission Expires: 1-1-19
Notary' Seal (if on paper)

MARIE D. SOJA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Jan. 1, 2019