Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170051902 DEEDWARRSP
Recvd: 06/19/17 09:20 4 pgs
Fees:23.00 Taxes:21460.00
20170619-0060991

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Drive, Ste. 330, Brentwood, TN 37027 (PRY) 615 / 373.6910

Address New Owner	Send Tax Bills To:	Map/Parcel
Donelson Pike Restaurant Partners Attn: George N. Spiva 4121 Hillsboro Pike, Suite 302 Nashville TN 37215 **Donelson Investors, LLC** Attention: A. Gary McDaniel 1102 – 17th Avenue, South, Suite 302 Nashville TN 37212-2208	Same	92-16-361 92-16-362 92-16-366 92-16-367 92-16-373

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer, is Five Million, Eight Hundred Thousand and No/100th Dollars ($5,800,000.00).

Affiant

Sworn to and subscribed before me this 15 day of June 2017

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 10-3-2020

FOR AND IN CONSIDERATION of the sum of Five Million, Eight Hundred and No/100th Dollars ($5,800,000.00), the receipt and sufficiency of which is hereby acknowledged, **Owen Partnership**, a Tennessee general partnership (the "Grantor") has this day bargained and sold and does hereby transfer and convey, all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, as more particularly described on **Exhibit A** hereto, which is incorporated herein, to **Donelson Investors, LLC**, a Tennessee limited liability company, a thirty percent (30%) undivided interest, and to **Donelson Pike Restaurant Partners**, a Tennessee general partnership, a seventy percent (70%) undivided interest (the "Grantees"), their successors and assigns, to be held by Grantees as tenants in common under that certain Tenant In Common Agreement dated June ___, 2017

THIS IS IMPROVED PROPERTY KNOWN AS:
519 - 530 DONELSON PIKE, DAVIDSON COUNTY, TENNESSEE, 37203

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

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

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantors, their successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors (other than claims arising from the matters set forth on **Exhibit B**, but not further or otherwise.

WITNESS our hands this 15th day of June 2017.

SELLER: **OWEN PARTNERSHIP**, a Tennessee general partnership

By: _____
PATRICIA R. YOUNG, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Patricia R. Young,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, after being duly sworn, made oath that she is the Authorized Agent of **Owen Partnership**, a Tennessee general partnership, the Bargainor, and, being authorized to do so, she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 15 day of June 2017.

_____
NOTARY PUBLIC

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-3-2020

EXHIBIT A - PROPERTY DESCRIPTION

A tract of land in the First Civil District of Davidson County, Tennessee and being parcel 176 on Metro Tax Map 108 and being more particularly described as follows:

Beginning at a new iron pin in the west right-of-way of Donelson Pike, said pin being north 4 deg. 36 min. east 258.04 feet from the centerline of Royal Parkway and being the southeast corner of tract 1 and proceeding as follows:

1. Leaving the west right-of-way by way of Donelson Pike with the common line between tracts I and 2 north 85 deg. 25 min. 18 sec. west 774.35 feet to a new iron pin in the east line of Thomas Nelson, Inc. Property, thence;

2. With the east line of Thomas Nelson north 4 deg. 36 min. 29 sec. east 512.26 feet to an old iron pin in the south line of Royal Publishers, Inc. Property, thence;

3. With the south line of Royal Publishers, Inc. property and Commerce Union Bank property south 86 deg. 06 min. 30 sec. east 577.79 feet to an old iron pin, thence;

4. Continuing with the south line of Commerce Union Bank property south 84 deg. 58 min. 26 sec. east 174.44 feet to an old iron pin in the west right-of-way of Donelson Pike, thence;

5. With the west right-of-way of Donelson Pike, south 4 deg. 36 min. west 135.81 feet to the point of beginning, containing 9.112 acres more or less as per survey by Turner Engineering Company dated September 1, 1992, titled W. B. Wiggins, Jr. Subdivision and being Job No. 56-67, W. 0. No. 6663.

Together with rights and interests in the Declaration of Reciprocal Easement of record in Book 8745, Page 114, and that certain non-exclusive Easement for purposes of Ingress and Egress of record in Book 4871, Page 53, Register's Office for Davidson County, TN.

The above described Property being now shown as Tract 1 on W. B. Wiggins, Jr. Subdivision Plat of record in Plat Book 7900, page 440, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Owen, L.P., a Tennessee limited partnership, by Special Warranty Deed from Southern Capital Holdings, a Tennessee general partnership, of record in Book 8745, page 135, said Register's Office. Owen, L.P., a Tennessee limited partnership. Owen, L.P. converted to a Tennessee general partnership by Certificate of Cancellation acknowledged by the Tennessee Secretary of State on July 31, 2000.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments for the year 2017 and subsequent years for Map and Parcel No. 108-00-0-176.00, which are expressly assumed by the Grantee.

2. Matters shown on the Plan of record in Plan Book 7900, Page 440, said Register's Office.

3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4966, page 24, said Register's Office.

4. Easement granted to Nashville Gas Company of record in Book 3464, page 161, said Register's Office.

5. Easement for water mains and appurtenances of record in Book 4966, page 27, said Register's Office.

6. Easement for ingress and egress of record in Book 4871, page 53, said Register's Office.

7. Declaration of Reciprocal Easements of record in Book 8745, page 114, said Register's Office.

8. Assignment and acceptance of Leases of record in Book 8745, page 67, said Register's Office.

9. Memorandum of Lease of record in Book 4831, page 676, said Register's Office. Assignment of Sub-Ground Lease of record in Book 8750, page 522 and Book 8808, page 596, said Register's Office. Abstract of Assignment of Subground Lease of record in Book 8786, page 235, said Register's Office.

10. Right of Davidson County, Tennessee to cut slope on the new proposed Elm Hill Pike to extend beyond the right of way as set out in deed of record in Book 3459, page 71, said Register's Office.

11. Assignment and Acceptance of Lease by and between Southern Capital Holdings and Owen L.P., of record in Book 8745, page 140, said Register's Office.

12. Consent to sale and partial termination of lease of record in Book 9650, page 632, said Register's Office.