BILL GARRETT, Davidson County
Trans:T20170055219 DEEDWARRSP
Recvd: 06/28/17 10:32 3 pgs
Fees:18.00 Taxes:3721.15
20170628-0064939

PREPARED BY AND
RETURN AFTER RECORDATION TO:
Karen M. Campbell, Esq.
B.F. Nashville, Inc.
3309 Collins Lane
Louisville, KY 40245

When recorded mail to:
Freibert & Mattingly Title Group, LLC
800 Lily Creek Road, Ste. 102
Louisville, KY 40243

ADDRESS NEW OWNER AS FOLLOWS
B.F. Nashville, Inc.
3309 Collins Lane
Louisville, KY 40245

SEND TAX BILLS TO
B.F. Nashville, Inc.
3309 Collins Lane
Louisville, KY 40245
Attn: Controller

22197-1

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of August, 2016, by and between BR Foods, LLC, a Kentucky limited liability company ("Grantor"), and B.F. Nashville, Inc., a Tennessee corporation ('Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, the real estate located in Davidson County, Tennessee which is more particularly described on Exhibit A attached hereto and made a part hereof.

BEING the same property conveyed to Grantor by Deed dated October 27, 2004, recorded as Instrument No. 20041101-0130865 in the Office of the Register of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

And the said Grantor does hereby covenant with the said Grantee that it is lawfully seized in fee to the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by or through Grantor.

WITNESS the signature of the Grantor this 19 day of August, 2016.

BR Foods, LLC
a Kentucky limited liability company

By: _____
Ulysses L. Bridgeman, Jr.
as Manager and Member

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ulysses L. Bridgeman, Jr., as the Manager and a Member of BR Foods, LLC, a Kentucky limited liability company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained on behalf of the company.

WITNESS my hand and Notarial Seal this 19 day of August, 2016.

_____
Notary Public
My Commission Expires: 10/28/2020

BRENDA L. HITES NOTARY PUBLIC STATE AT LARGE, KENTUCKY

The undersigned, first having been duly sworn according to law, does hereby swear under oath that the actual consideration or value, whichever is greater, for this transfer is $1,005,717.00.

BR Foods, LLC
a Kentucky limited liability company

By: _____
Ulysses L. Bridgeman, Jr.
as Manager and Member

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ulysses L. Bridgeman, Jr., as a Member of BR Foods, LLC, a Kentucky limited liability company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained on behalf of the company .

WITNESS my hand and Notarial Seal this 19 day of August, 2016.

_____
Notary Public
My Commission Expires: 10/28/2020

BRENDA L. HITES NOTARY PUBLIC STATE AT LARGE, KENTUCKY

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Thirty-second Councilmanic District, Davidson County, Tennessee, located on the westerly side of Edmondson Pike north of Old Hickory Boulevard, being Lot No. 2 as shown on the plat of Food Max Shopping Center as of record in Book 7900, Page 127, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning on an existing iron pin in the southwest right of way of Edmonson Pike, said point being located North 19 degrees 47 minutes 47 seconds West, 374.58 feet from the intersection of the southwestern right of way of Edmondson Pike and the northern right of way of Old Hickory Boulevard, said point being the southeast corner of the property herein described;

Thence from the POINT OF BEGINNING, leaving the southwestern right of way of Edmondson Pike South 87 degrees 50 minutes 43 seconds West 242.86 feet (South 87 degrees 45 minutes 42 seconds West 242.62 feet, of record) to an existing capped iron pin; Thence North 27 degrees 59 minutes 02 seconds East 184.80 feet (North 27 degrees 52 minutes 37 seconds East 184.97 feet, of record) to an existing capped iron pin; Thence North 87 degrees 46 minutes 40 seconds East 103.25 feet (North 87 degrees 45 minutes 42 seconds East 103.20 feet, of record) to an existing punch hole in concrete, said point being located in the southwestern right of way of Edmondson Pike; Thence continuing with the Southwestern right of way of Edmondson Pike South 15 degrees 10 minutes 52 seconds East 50.69 feet (South 15 degrees 17 minutes 49 seconds East 50.76 feet, of record) to an existing capped iron pin; Thence continuing with the Southwestern right of way of Edmondson Pike South 19 degrees 54 minutes 38 seconds East 116.08 feet (South 19 degrees 52 minutes 20 seconds East 116.00 feet, of

record) to the POINT OF BEGINNING.

Being the same property conveyed by deed recorded in Instrument No. 20041101-0130865, in the Register's Office of Davidson County, Tennessee.