Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Unique Omega LLC 1516 Hampton St. Nashville, TN 37207	26-1-126.00 19-13-103.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 2012 21st Ave. S., Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BOOTH BUSINESS PARK, A CALIFORNIA JOINT VENTURE-GENERAL PARTNERSHIP**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **UNIQUE OMEGA LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 1 AND 2 AS SHOWN ON THE PLAN OF JACK IN THE BOX, STORE NUMBER 6914, RECORDED IN INSTRUMENT NO. 20010202-0010350, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BOOTH BUSINESS PARK, A CALIFORNIA JOINT VENTURE-GENERAL PARTNERSHIP, BY SPECIAL WARRANTY DEED FROM JACK IN THE BOX EASTERN DIVISION L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED NOVEMBER 16, 2001 IN INSTRUMENT NO. 20011116-0125969, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2017, a lien, not yet due and payable.
2) Subject to all matters shown on the Plan of record in Instrument No. 20010202-0010350, Register's Office for Davidson County, Tennessee.
3) Restrictions set out in Deeds of record in Instrument Nos. 20010202-0010670 and 20010202-0010671, Register's Office for Davidson County, Tennessee.
4) Grant of Easement of record in Instrument No. 20011116-0125968, Register's Office for Davidson County, Tennessee.
5) Easement for Sanitary Sewer to City of Goodlettsville of record in Book 4388, Page 585, Register's Office for Davidson County, Tennessee.
6) Easements for Sanitary Sewer/Storm Drainage of record in Book 4231, Page 795, Book 4236, Page 713 and Book 11153, Page 727, Register's Office for Davidson County, Tennessee.
7) Easement for Right of Way to Madison Suburban Utility District of record in Book 4377, Page 97, Register's Office for Davidson County, Tennessee.
8) Easement for Right of Way to American Telephone and Telegraph of record in Book 1260, Page 22, Register's Office for Davidson County, Tennessee.
9) Easement for Drainage/Sanitary Sewer of record in Book 5010, Page 350, Register's Office for Davidson County, Tennessee.
10) Easement for Drainage of record in Book 4916, Page 347, Register's Office for Davidson County, Tennessee.
11) Memorandum of Lease of record in Instrument No. 20011116-0125970, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20170065854 DEEDWARRSP
Recvd: 08/01/17 10:55 2 pgs
Fees: 13.00 Taxes: 7400.00
20170801-0077942

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,000,001.00

Affiant

Subscribed and sworn to before me this 31 day of July, 2017.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

This is improved property located at **330 Cartwright St., Goodlettsville, TN 37072**

This is unimproved property located at **0 East Cedar St., Goodlettsville, TN 37072**

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 27 day of July, 2017.

Booth Business Park, a California Joint Venture-General Partnership

By:
Name: Harry Wills Booth, III
Title: Managing Partner

STATE OF New York

COUNTY OF Fulton

Before me, the undersigned Notary Public, personally appeared HARRY WILLS BOOTH, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Partner of Booth Business Park, the within named bargainor, a California Joint Venture-General Partnership, and that he such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the General Partnership as Managing Partner.

Witness my hand and official seal, at office, this 27 day of July, 2017.

Notary Public

My Commission Expires: 7/3/2021

STATE OF NEW YORK NOTARY PUBLIC
ELIZABETH SNYDER
Registration #01SN6361175
Qualified in Hamilton County
My Commission Expires
July 3, 2021

ELIZABETH SNYDER NOTARY PUBLIC STATE OF NEW YORK