Davidson County	DEEDWARRSP
Recvd: 08/23/17 16:03	4 pgs
Fees:23.00 Taxes:9379.50	
20170823-0086846	

This instrument prepared by:

Jamie Caplan Smith
Givens Pursley LLP
601 W. Bannock Street
Boise, Idaho 83702

When Recorded Return To: K. Keehler
First American Title Insurance Company
National Commercial Services
1201 Walnut, Suite 700
Kansas City, MO 64106
File No: NCS 8161904-A

Name and Address of Property Owner:

Mole-Richardson Co., Ltd.
Attn: Chuck Valdez
12154 Montague Street
Pacoima, CA 91331

Send Tax Bills To:

Hardee's Food Systems, Inc.
Attn: Legal Counsel
6700 Tower Circle, Suite 1000
Franklin, TN 37067

Map and Parcel Numbers:

095 140 110.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SCHLOSSER PROPERTIES CO., INC.**, a California corporation, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto **MOLE-RICHARDSON CO., LTD.**, a California corporation, hereinafter called the **GRANTEE**, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Metropolitan Park, Section 8, as shown on Plat of record in Book 3842, Page 217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This is unimproved ( ) improved (**X**) property, known as 2000 Elm Hill Pike (also known as 1000 Acorn Drive), Nashville, Tennessee 37210 and is the same property conveyed to Schlosser Properties Co., Inc. by Instrument No. 20120522-0044242, recorded in the Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for applicable zoning and building regulations, all visible easements, general taxes and assessments which are not yet due and payable, and easements, restrictions, conditions and other matters of record. We do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under us, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows]

Witness our hands this 23rd day of August, 2017.

SCHLOSSER PROPERTIES CO., INC., a California corporation

By: _____
Martha Elena Carlson, Vice President

NOTARY ACKNOWLEDGMENT

STATE OF IDAHO)
: ss.
County of Ada)

On this 22nd day of August, 2017, before me, a Notary Public in and for the State of Idaho, personally appeared Martha Elena Carlson, known or identified to me to be the Vice President of Schlosser Properties Co., Inc., a California corporation, who subscribed said corporation's name to the foregoing instrument, and acknowledged to me that she executed the same in said corporation's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

TAMI KRUGER NOTARY PUBLIC STATE OF IDAHO

_____
Notary Public for Idaho Tami Kruger
Residing at: _____
My commission expires: 4-25-2023

[CONTINUED ON NEXT PAGE]

AFFIDAVIT OF CONSIDERATION

STATE OF IDAHO}
CITY OF BOISE}

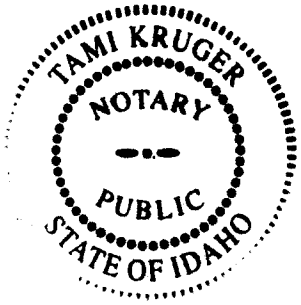
THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS TWO MILLION FIVE HUNDRED THIRTY FIVE THOUSAND DOLLARS ($2,535,000).

SCHLOSSER PROPERTIES CO., INC., a California corporation

By: _____
Martha Elena Carlson, Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF August, 2017

_____
Tami Kruger NOTARY PUBLIC
commission Expires: 4-25-202



[STAMP]

True Copy Certification

I, Sheryl A. Snook, 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.

Sheryl A. Snook
Signature

Sheryl A. Snook

State of Missouri

County of Jackson

Personally appeared before me, [~~Name of Notary~~ Karen L. Keehler], a notary public for this county and state, [~~name of person making certification~~ Sheryl A. Snook] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen L. Keehler
Notary's Signature

Karen L. Keehler

My Commission Expires: 9-07-2018
Notary' Seal (if on paper)

KAREN L. KEEHLER
Notary Public-Notary Seal
STATE OF MISSOURI
County of Jackson
My Commission Expires: 09-07-2018
Commission #14926782