Bill Garrett Davidson County
Batch# 24213 DEEDWARRSP
11/08/2017 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20171108-0115262

This instrument prepared by:
FREIBERY & MATTINGLY TITLE GROUP
Shawn R. Freibert
Attorney at Law
800 Lily Creek Road, Ste. 102
Louisville, Kentucky 40243
(502)238-7500

Maximum principal indebtedness for Tennessee recording tax purposes is $ 1,250,000.00

File No.: 23663

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 8th Day of November, 2017, by and between Laurel and Wendy, LTD, a Tennessee limited partnership party of the first part and B. F. NASHVILLE, INC., a Tennessee Corporation , party of the second part,

WITNESSETH: That for and in consideration of One Million Two Hundred Fifty Thousand Dollars and No Cents ($1,250,000.00), 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 following described Real Estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 1, LAUREL HILLS COMMERCIAL PARK Subdivision, as shown

on plat of record in Plat Book 5200, Page 199, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by deed recorded in Warranty Deed in Book 5149, Page 556.

This conveyance is made subject to:
1) Real Property Taxes which have been assumed by party of the second part; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; if any 6) All applicable governmental and zoning regulations.

Parcel ID 086-00-0-232.00 .

Property located at: 3427 Lebanon Pike Hermitage, TN 37076

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Laurel and Wendy, LTD, a Tennessee limited partnership

Donald R. Shamblin

BY: Donald R. Shamblin, its General Partner

State of Georgia

County of Cobb

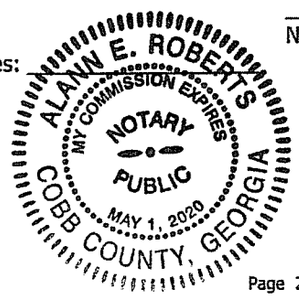
Before me, Notary of the State and County mentioned, personally appeared Donald R. Shamblin as General Partner of Laurel and Wendy, LTD, a Tennessee limited partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Donald R. Shamblin as General Partner of Laurel and Wendy, LTD, a Tennessee limited partnership the within named party of the first part, a limited partnership, and that such person executed the foregoing instrument for the purposed therein contained, by personally signing on behalf of the limited partnership.

Witness my hand and Seal at office in this 7th day of November, 2017.

Alann E Roberts

Notary Public

My Commission Expires:



Owner's Name: B. F. NASHVILLE, INC., a Tennessee Corporation

and Address: 3309 Collins Lane Louisville, Kentucky 40245

Mail tax bills to: B. F. NASHVILLE, INC., a Tennessee Corporation
3309 Collins Lane
Louisville, KY 40245

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,250,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laurel and Wendy, LTD, a Tennessee limited partnership

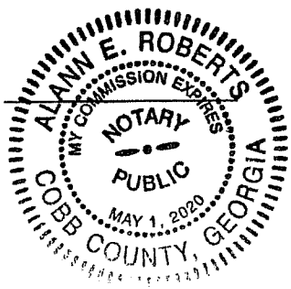
By: _____

Donald R. Shamblin, General Partner

Subscribed and sworn to before me this 7th day of November, 2017, by Donald R. Shamblin, general partner of Laurel and Wendy, LTD, a Tennessee limited partnership.

_____
Notary Public

My Commission Expires: _____



True Copy Certification

I, DENNIS MATTINGLY, 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.

_____
Signature

State of KENTUCKY

County of JEFFERSON/STATE AT LARGE

Personally appeared before me, Emerita B. Rich, a notary public for this county and state, Dennis Mattingly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 2/9/2020

Notary's Seal

(Seal)

