Bill Garrett Davidson County
Batch# 24412 DEEDWARRSP
11/09/2017 12:16:31 PM 5 pgs
Fees: $28.00 Taxes: $7,400.00
20171109-0115535

SPECIAL WARRANTY DEED

FROM: CBC Limited, a Tennessee limited partnership
Grantor

TO: Madison Bowl, LLC, a Tennessee limited liability company
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Madison Bowl, LLC 4544 Harding Pike Suite 210 Nashville, TN 37205	(New Owner)	043-09-0-004.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million and No/100 Dollars ($2,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of November, 2017.

Notary Public

My Commission Expires:

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CBC Limited, a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Madison Bowl, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its 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 Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[Signature on next page.]

Witness my hand this 7th day of November, 2017.

CBC LIMITED, a Tennessee limited partnership

By: Rebel Company, Inc., a Tennessee corporation, its general partner

By: Robert E. Baulch
Robert E. Baulch, Jr., President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Tamela Bryan, a Notary Public of said County and State, personally appeared Robert E. Baulch, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of REBEL COMPANY, INC., a Tennessee corporation, the General Partner of CBC LIMITED, the within named bargainor, a Tennessee limited partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as general partner of the partnership, and on its behalf, by himself as President of Rebel Company, Inc., the corporation.

Witness my hand and seal, at Office in Nashville, TN, this 7th day of November, 2017.

Tamela Bryan
Notary Public

My Commission Expires: 11-3-20

TAMELA BRYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

EXHIBIT A

Legal Description

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Division of the Gee Lands, as of record in Book 332, page 74, Register's Office for said County, being Lots No. 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of Block "A", Lots Nos. 5, 6, 7, 8 and 9 of Block "B" and that part of a 50-foot unnamed street, lying between Lots Nos. 10 to 14, inclusive of Block "A" and Lots 5 to 9, inclusive of Block "B" on the unrecorded subdivision of said Lot No. 2 of the Gee Lands, described according to a survey made by Z.J. Wilkinson, December 7, 1959, as follows:

Beginning on the westerly margin of Gallatin Pike at a point 222.4 feet north of the northerly margin of Williams Avenue; thence with the westerly margin of said Pike, North 2 degrees East 250 feet; thence North 80 degrees West 581.5 feet; thence South 17 degrees 55' West 250 feet; thence South 80 degrees East 650.8 feet to the beginning.

Being part of the same property conveyed to CBC LIMITED, A TENNESSEE LIMITED PARTNERSHIP by deed from THE CRESCENT COMPANY, of record in Book 7101, page 150, as corrected in Book 7101, page 155, filed in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Taxes for 2018 and subsequent years are a lien but not yet due or payable.

2. Easement granted to Tennessee Electric Power Company of record in Book 998, page 432, said Register's Office.

3. Easement granted to Quest Communications International, Inc. and filed for record as Instrument No. 20120228-0017172, said Register's Office.

4. Title to that portion of the premises, if any, embraced within the bounds of the charter right-of-way of L & N Railroad or its successors.