Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Bento Nashville II, LLC c/o Bento Box, LLC 411 Kent Avenue Brooklyn, NY 11249	Map-Par. No. 105-07-0-446.00 Map-Par. No. 105-07-0-447.00	Bento Nashville II, LLC c/o Bento Box, LLC 411 Kent Avenue Brooklyn, NY 11249
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN) 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, IVEY L. GRAY, AND WIFE, JANIE M. GRAY (collectively, the "Grantors"), by these presents hereby sell, assign and quitclaim to BENTO NASHVILLE II, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 1277 and 1281 Third Avenue South, Nashville, Tennessee.

The Property is conveyed subject to the real estate taxes for the year 2018 and subsequent years, a lien, but not yet due and payable.

[SIGNATURES ON FOLLOWING PAGE]

Bill Garrett Davidson County
Batch# 49542 DEEDQC
01/22/2018 10:24:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180122-0006264

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me this 17 day of January, 2018.

STEPHANIE G. COLVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Notary Public
My Commission Expires: 1/6/20

7/4103077.3

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 10 day of January, 2018.

GRANTORS:

Ivey L Gray
IVEY L. GRAY

Janie M. Gray
JANIE M. GRAY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Stephanie G Colvin, a Notary Public within and for said State and County, duly commissioned and qualified, IVEY L. GRAY with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument, for the purposes therein contained.

Witness my hand seal at office this 10 day of January, 2018.

STEPHANIE G. COLVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Stephanie G. Colvin
Notary Public

My Commission Expires: 1/6/20

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Stephanie G Colvin, a Notary Public within and for said State and County, duly commissioned and qualified, JANIE M. GRAY with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument, for the purposes therein contained.

Witness my hand seal at office this 10 day of January, 2018.

STEPHANIE G. COLVIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Stephanie G. Colvin
Notary Public

My Commission Expires: 1/6/20

7/4103077.3

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract No. 1: Being part of Lot No. 15 on the Plan of John Nelson's Addition to South Nashville, as of record in Book 2, page 182, Register's Office for said County, described as follows:

Beginning on the westerly margin of 3rd Avenue, South, formerly College Street, at the southeast corner of the property conveyed to William Engles Porter Floyd et al, by deed from Jessie Powell, of record in Book 2741, page 495, said Register's Office; thence with said Powell's southerly line westwardly to the easterly right-of-way of the N.C. & St. L. Railway; thence with said right-of-way southwardly to the northwest corner of the property conveyed to John Phillip Saad, by deed from J.C. Dickens and wife, of record in Book 2598, page 80, said Register's Office; thence with Saad's northerly line eastwardly to the westerly margin of said 3rd Avenue, South; thence with the same, northwardly 35 feet, more or less, to the beginning.

Tract No. 2: Being the southeast part of Lot No. 15 in Nelson's Addition to South Nashville, a plan of which is of record in Plan Book 2, page 182, of the Register's Office for said County, and described as follows:

Beginning on the westerly margin of Third Avenue, South, formerly College Street, at Robert Jackson's northeast corner; thence with the westerly margin of said Avenue, northerly 30 feet, more or less, to H.B. Gray's southeast corner; thence with his southerly line, westerly 150 feet, more or less, to the right-of-way of the Old Tennessee & Pacific Railroad Company, now the N.C. & St. L. Railway; thence with said right-of-way southerly to said Jackson's northwest corner; thence with his northerly line, easterly to the beginning.

Being the same property conveyed to Ivey Gray, and wife, Janie Gray by Warranty Deed of record in Instrument No. 20021011-0125438, as corrected in Instrument No. 20030108-0003292, Register's Office for Davidson County, Tennessee.