Bill Garrett Davidson County
Batch# 49542 DEEDWARRSP
01/22/2018 10:24:10 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20180122-0006265

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		

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, IVEY L. GRAY, AND WIFE, JANIE M. GRAY (collectively, the "Grantors"), have bargained and sold, and by these presents transfer and convey to BENTO NASHVILLE II, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described in Schedule 1, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantors' interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 1277 and 1281 Third Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantors covenant with Grantee, its successors and assigns, that Grantors are seized and possessed of the Property, Grantors have the right to convey the Property unto Grantee, and the Property is free from all encumbrances made or suffered by the Grantors, except the Permitted Encumbrances.

Grantors covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

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

Affiant

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

Notary Public
My Commission Expires: 1/6/20

IN WITNESS WHEREOF, the Grantors have executed this Special Warranty Deed this 16 day of January, 2018.

GRANTORS:

IVEY L. 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 16 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

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

Notary Public

My Commission Expires: 1/6/20

SCHEDULE 1

DESCRIPTION OF PROPERTY

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to the ALTA/ACSM Land Title Survey by G. Scott Carter, TN RLS No. 2391 with Clint Elliott Survey, as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee also being part of Lot 15 on the Plan of John Nelson's Addition to South Nashville of record in Book 2, page 182 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the westerly right-of-way line of Third Avenue South, 50 feet in width, at a corner common with the property conveyed to Bento Nashville, LLC of record in Instrument Number 20160830-0090710 in said Register's Office;

Thence with the westerly right-of-way line of Third Avenue South, South 26 deg 41 min 56 sec East, 65.00 feet to a nail set at a corner common with the property conveyed to Cason A. Dickinson of record in Instrument Number 20021011-0125440;

Thence leaving the westerly right-of-way line of Third Avenue South with the northerly line of said Dickinson, South 58 deg 48 min 41 sec West, 107.80 feet to an iron rod set on the easterly right-of-way line of CSX Railroad, width varies;

Thence with the easterly right-of-way line of CSX Railroad, North 50 deg 08 min 23 sec West, 71.91 feet to an existing iron rod at a corner common with said Bento Nashville, LLC;

Thence with the southerly line of Bento Nashville, LLC, North 60 deg 09 min 36 sec East, 136.28 feet to the point of beginning; containing 8,088 square feet or 0.186 acres more or less.

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.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2018 and subsequent years, not yet due and payable.