Bill Garrett Davidson County
Batch# 51544 DEEDWARRSP
01/25/2018 11:30:30 AM 6 pgs
Fees: $33.00 Taxes: $19,055.00
20180125-0007848

Nashville, TN
1201 Broadway
L/C: 041-0149

THIS INSTRUMENT PREPARED BY:

Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, Tennessee 37201

STATE OF Tennessee)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $5,150,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2018.

Notary Public

My Commission Expires: 2-27-2021

JULIE N. READ
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
McDonald's Real Estate Company Attn: One McDonald's Plaza Oak Brook, IL 60523 Attn: U.S. Legal Department	McDonald's Corporation (L/C: 041-0149) P.O. Box 182571 Columbus OH 43218-2571	A portion of Map 93-9, Parcel 160

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hippodrome Realty, Inc.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **McDonald's Real Estate Company,** a Delaware corporation, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land, together with all improvements thereon and any after acquired title of said Grantor, in Davidson County, Tennessee (the "Property"), described in Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to (the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference:

This is improved property known as: 1201 Broadway, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the above described Property, together with, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, estate, title and interest thereon or anywise appertaining thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey the Property, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

WITNESS the execution of this document as of the date of the acknowledgement set forth below to be effective the 25 day of January, 2018.

HIPPODROME REALTY, INC.,
a Tennessee corporation

By: Robert S. McAdams

Printed Name: Robert S. McAdams

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert S. McAdams, with whom I am personally acquainted, and who acknowledged that as the President of Hippodrome Realty, Inc., a Tennessee corporation, the within named bargainor, he executed tne within instrument for the purposes therein contained on behalf of the corporation, and who further acknowledged that he is authorized by the corporation to execute this instrument on behalf of the corporation as its President.

WITNESS my hand, at office, this 23 day of January, 2018.

Notary Public

My Commission Expires: 12-1-2020

KIMBERLY L HAMIL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a portion of Lot 1, on the Resubdivision of Lots 30, 32 and part of 34, on the Plan of McNairy's West Nashville Lots, of record in Plat Book 5200, Page 525, Register's Office for Davidson County, Tennessee, said portion thereof being ore particularly described as follows:

Parcel 1:

Tract A

Land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee being all of Lot No. 30 and the easterly one-half of Lot No. 32 on the plan of McNairy's West Nashville Lots as of record in Book 9, Pages 322 and 323, Register's Office of Davidson County, Tennessee and also of record in Minute Book "C", Page 136, of the Chancery Court of Nashville and also being Parcels (159) and (160) on Metropolitan Tax Map 93-9 and being more particularly described according to a survey of Ragan-Smith-Murphy & Associates, Inc., dated September 9, 1982, as follows:

BEGINNING at a tack in lead set at the intersection of the southerly right-of-way line of Broad Street, as widened, and the westerly right-of-way line of 12th Avenue, South; thence, with the westerly right-of-way line of 12th Avenue, South, S 26 deg. 56' 20" E 169.00 feet to an iron pin set at the intersection of the westerly right-of-way line of 12th Avenue, South and the northerly right-of-way line of Alley No. 236 thence, with the northerly right-of-way line of Alley No. 236, S 63 deg. 16' 00" W 100.00 feet to the common corner of the herein described tract and land of Ophelia M. Palmer as of record in Deed Book 472, Page 244, Register's Office of Davidson County, Tennessee; thence with the common line between the herein described tract and Palmer, N 26 deg. 56' 20" W 169.00 feet to the south right-of-way line of Broad Street, as widened, thence, with the south right-of-way line of Broad Street, as widened, N 63 deg.16' 00" E 100.00 feet to the point of beginning and containing 16,900 square feet or 0.388 acre, more or less.

PARCEL 2:

Tract C

Being the easterly one-half of Lot No. 34 on the Plan of McNairy's West Nashville Lots as of record in Book 9, Pages 322, and 323, Register's Office Davidson County, Tennessee and also of record in Minute Book "C", Pages 136 and 137 of the Chancery Court of Nashville and also being Parcels (157) on Metropolitan Tax Map 93-9 and being more particularly described according to a survey of Ragan-Smith-Murphy & Associates, Inc., dated September 9, 1982, as follows:

BEGINNING at a point on the southerly right-of-way line, as widened, of Broad Street, said point being S 63 deg. 16' 00" W 150.00 feet from the westerly right-of-way line of 12th Avenue

South and also being the common northerly corner of Lots 32 and 34 on the plan as noted above; thence, with the common line between Lots 32 and 34, S 26 deg. 56' 20" E 169.00 feet to a point on the northerly right-of-way line of Alley No. 236; thence, with the northerly right-of-way line of Alley No. 236, S 63 deg. 16' 00" W 50.00 feet to an iron pin set at the common corner of the herein described tract and land of Mrs. Ethel Sudekum as of record in Deed Book 1174, Page 507, said Register's Office; thence, with the common line between the herein described tract and land of Sudekum, N 26 deg. 56' 20" W 169.00 feet to an iron pin set on the southerly right-of-way of Broad Street, as widened; thence, with the southerly right-of-way line of Broad Street, as widened, N 63 deg. 16' 00" E 50.00 feet to the point of beginning and containing 8,450 square feet or 0.194 of an acre, more or less.

And being the same property conveyed to Hippodrome Realty, Inc. by Warranty Deed dated 02/10/1969 from London Properties, Inc., a Tennessee corporation of record in Book 4311, Page 336, Register's Office for Davidson County, Tennessee. (FEE, Parcel 1)

And being the same property conveyed to Hippodrome Realty, Inc., a Tennessee corporation by Warranty Deed dated 03/25/1983 from S. Ralph Gordon, Trustee of record in Book 6027, Page 781, Register's Office for Davidson County, Tennessee. (FEE, Parcel 2)

Leasehold Interest created by Memorandum of Lease by and between McDonald's Corporation, as Lessee and Hippodrome Realty, Inc., as Lessor, a Memorandum of which is of record in Book 6083, Page 549, and Supplement to Lease of record in Book 6197, Page 135, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All matters as set forth per Plat Book 5200, Page 525, Register's Office for Davidson County, Tennessee.

2. Subject to rights of others in possession under the terms and conditions contained in the Memorandum of Lease of record in Book 6083, Page 549, and the Supplement to Lease of record in Book 6197, Page 135, Register's Office for Davidson County, Tennessee.

3. County of Davidson taxes for the year 2018 and subsequent years, a lien not yet due or payable.

True Copy Certification

I, Julie Read, do hereby make oath that I am 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.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY