Bill Garrett Davidson County
Batch# 62119 DEEDWARRSP
02/23/2018 02:08:30 PM 11 pgs
Fees: $58.00 Taxes: $8,186.25
20180223-0017449

THIS INSTRUMENT PREPARED BY:

Bass, Berry & Sims PLC (MSP)
150 Third Avenue South, Suite 2800
Nashville, TN 37201

OFFICIAL SEAL
AMY SUKOLOWSKY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jun 29, 2020

STATE OF ~~TENNESSEE~~) Illinois
COUNTY OF ~~DAVIDSON~~) DuPage

The actual consideration or value, whichever is greater, for this transfer is $2,212,500.00.

Affiant

Subscribed and sworn to before me, this 20th day of February, 2018.

Notary Public

My Commission Expires: 6/29/2020

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
McDonald's Real Estate Company One McDonald's Plaza Oak Brook, Illinois 60523 Attn: Director, U.S. Legal Department #091 (L/C: 41-0149)	McDonald's Corporation (L/C: 041-0149) P.O. Box 182571 Columbus, OH 43218-2571	All or 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, **LIVINGFIELD MORE, MARY PALMER THOMPSON (also known as Mary Palmer Daniel Thompson), BNY MELLON, N.A. AND LISA BARRETT, AS CO-TRUSTEES OF THE AMENDED AND RESTATED MASON DANIEL BARRETT REVOCABLE TRUST DATED MARCH 9, 2005, ELEANOR DANIEL COLLEDGE (formerly known as Eleanor Page Daniel), JAQUELIN DANIEL COOK (formerly known as Jaquelin Daniel Haughton), EQUITABLE TRUST COMPANY, AS TRUSTEE OF THE JOHN GRAY PALMER FAMILY TRUST UNDER WILL DATED JUNE 15, 1992, OPHELIA THOMPSON PAINE (also known as Ophelia Palmer Thompson Paine), MARGARET ALLISON THOMPSON (also known as M. Allison Thompson), EMILY THOMPSON JAMES (formerly known as Emily Overton Thompson Brooks), ALEX STOKES PALMER (also known as Alex S. Palmer) AND JOSEPH B. PALMER, IV (also known as Joseph B.**

Palmer), AS THEIR INTERESTS MAY APPEAR, hereinafter collectively called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto **MCDONALD'S REAL ESTATE COMPANY,** a **Delaware corporation,** hereinafter called the "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, together with all of Grantor's right, title and interest in and to all improvements thereon and any after acquired title of said Grantor (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 a portion of the McDonald's Restaurant located at 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 as of the 23rd day of February, 2018.

[END OF TEXT; SIGNATURES AND NOTARY ACKNOWLEDGEMENTS OF GRANTOR FOR THIS SPECIAL WARRANTY DEED APPEAR ON THE FOLLOWING FIVE PAGES]

[FIRST SIGNATURE PAGE OF GRANTOR FOR SPECIAL WARRANTY DEED]

GRANTOR:

M. Allison Thompson, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Allison Thompson, a/k/a Margaret Allison Thompson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of February, 2018.

Notary Public

My Commission Expires: 9-10-2018

LANE OWENS WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[SECOND SIGNATURE PAGE OF GRANTOR FOR SPECIAL WARRANTY DEED]

GRANTOR:

M. Allison Thompson, as
Attorney-in-Fact for Livingfield More,
Ophelia Thompson Paine, Emily Thompson James,
Eleanor Daniel Colledge, Jaquelin Daniel Cook,
Alex S. Palmer, Joseph B. Palmer and Mary Palmer
Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **M. Allison Thompson,** a/k/a Margaret Allison Thompson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the duly appointed **attorney-in-fact of Livingfield More, Ophelia Thompson Paine, Emily Thompson James, Eleanor Daniel Colledge, Jaquelin Daniel Cook, Alex S. Palmer, Joseph B. Palmer and Mary Palmer Thompson,** and is duly authorized by each such individual to execute this instrument on behalf of the said Livingfield More, Ophelia Thompson Paine, Emily Thompson James, Eleanor Daniel Colledge, Jaquelin Daniel Cook, Alex S. Palmer, Joseph B. Palmer and Mary Palmer Thompson.

WITNESS my hand, at office, this 14 day of February, 2018.

Notary Public

My Commission Expires: 9-10-2018

LANE OWENS WHITE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

[THIRD SIGNATURE PAGE OF GRANTOR OF SPECIAL WARRANTY DEED]

GRANTOR:

AMENDED AND RESTATED MASON DANIEL BARRETT
REVOCABLE TRUST DATED MARCH 9, 2005

By: BNY MELLON, N.A., CO-TRUSTEE

By: Nancy H Bassett

Printed Name: Nancy H. BASSETT

Title: Vice President

STATE OF Connecticut)
COUNTY OF Fairfield)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy H. Bassett (enter name of Bank officer), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President (enter office of Bank officer) of BNY Mellon, N.A., the Co-Trustee of the AMENDED AND RESTATED MASON DANIEL BARRETT REVOCABLE TRUST DATED MARCH 9, 2005, and is duly authorized by the Bank, the Bank being authorized by the Trust, to execute this instrument on behalf of the said Trust.

WITNESS my hand, at office, this 15th day of February, 2018.

JoAnn M. Fronio
Notary Public

(Seal)

My Commission Expires: JoAnn M. Fronio NOTARY PUBLIC State of Connecticut My Commission Expires 5/31/2020

[FOURTH SIGNATURE PAGE OF GRANTOR OF SPECIAL WARRANTY DEED]

GRANTOR:

AMENDED AND RESTATED MASON DANIEL BARRETT REVOCABLE TRUST DATED MARCH 9, 2005

By: Lisa Barrett
Lisa Barrett, Co-Trustee

STATE OF VERMONT)
COUNTY OF CHITTENDEN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA BARRETT**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of the AMENDED AND RESTATED MASON DANIEL BARRETT REVOCABLE TRUST DATED MARCH 9, 2005, and is duly authorized by the Trust to execute this instrument on behalf of the Trust.

WITNESS my hand, at office, this 13 day of February, 2018.

Notary Public

My Commission Expires: 2-10-2019

[FIFTH SIGNATURE PAGE OF GRANTOR OF SPECIAL WARRANTY DEED]

GRANTOR:

JOHN GRAY PALMER FAMILY TRUST
UNDER WILL DATED JUNE 15, 1992

By: Equitable Trust Company, Trustee

By: _____
Keith Keisling
Vice President & Trust Officer

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH KEISLING, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President and Trust Officer of EQUITABLE TRUST COMPANY, the Trustee of the JOHN GRAY PALMER FAMILY TRUST UNDER WILL DATED JUNE 15, 1992 and is duly authorized by the Equitable Trust Company, the Equitable Trust Company being authorized by the Trust, to execute this instrument on behalf of the JOHN GRAY PALMER FAMILY TRUST UNDER WILL DATED JUNE 15, 1992.

WITNESS my hand, at office, this 14th day of February, 2018.

_____
Notary Public

PATRICIA BRAUNSCHWEIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
Jan. 4, 2021

(Seal)

My Commission Expires: January 4, 2021

EXHIBIT A

LEGAL DESCRIPTION

The real estate and improvements situated in the State of Tennessee, County of Davidson, located at 1201 Broadway, Nashville, TN 37203, and described as follows, to-wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 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, and more particularly described as follows:

Being the westerly one-half of Lot No. 32 on the plan of McNairy's West Nashville Lots as of record in Book 9, Page 322 and 323, said Register's Office, and also of record in Minute Book "C", page 136, of the Chancery Court of Nashville and also being Parcel (158) 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 as more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Broad Street, as widened, said point being S 63 deg. 16 minutes, 00" W 100.00 feet from the westerly right-of-way of 12th Avenue South, as measured along the southerly right-of-way of Broad Street, as widened, said point being the common corner of the herein described tract and the northwesterly corner of Hippodrome Realty, Inc. as of record in Deed Book 2341, Page 179, Register's Office for Davidson County, Tennessee; thence, with the common line between the herein described tract and Hippodrome Realty, Inc., 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" West 50.00 feet to a point at the common corner of the herein described tract and S. Ralph Gordon, Trustee, property as of record in Deed Book 5273, Page 625, Register's Office, Davidson County, Tennessee and also being the common corner of Lots 32 and 34 on the above noted plan of McNairy's West Nashville Lots; thence, with the common line between Lots 32 and 34, N 26 deg. 56' 20" W 169.00 feet to a point on the southerly right-of-way line 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.

Being the same property conveyed to Ophelia M. Palmer by Warranty Deed dated 09/14/1915 from John Woodard, Mary E. Woodard, E.W. Blakemore, Martha C. Blakemore, Joseph W. Byrns, Julia W. Byrns, G.B. Woodard, Hattie M. Woodard, R.F. Long, Mary E. Long, A.G. Woodard, Mamie Woodard and Rosanna Porter of record in Book 472, Page 244, Register's Office for Davidson County, Tennessee.

The said Ophelia M. Palmer, also known as Ophelia Palmer Stokes, died testate on January 5, 1984 devising subject property to Livingfield More, Mary Palmer Daniel Thompson, Mason Daniel Barrett, Jaquelin James Daniel, John Gray Palmer, Ophelia

Palmer Thompson Paine, Margaret Allison Thompson, Emily Overton Thompson Brooks, Alex Stokes Palmer and Joseph B. Palmer, IV as evidenced by the Last Will and Testament of Ophelia Palmer Stokes of record in Will Book 146, Page 202, in Office of the Clerk for Probate Court of Davidson County, Tennessee a copy of which is of record in Instrument 20170817-0084613, in the Register's Office for Davidson County, Tennessee.

The said Jaquelin J. Daniel, AKA Jaquelin James Daniel died testate on August 7, 1990 devising her interest in subject property to Eleanor Page Daniel and Jaquelin Daniel Haughton as evidenced in File 17P-2069, in the Office of the Clerk of the Probate Court for Davidson County, Tennessee. Also see Instrument 20171031-0111638, and Instrument 20171211-0126098, in the Register's Office for Davidson County, Tennessee.

The said John Gray Palmer died testate on January 5, 1997 devising his interest in subject property to Trustees of the John Gray Palmer Family Trust, Marital Trust A and Marital Trust B as evidenced by the Last Will and Testament of John Gray Palmer of record File 97P-151, in the Office of the Clerk of the Probate Court for Davidson County, Tennessee and of record as Instrument 20170828-0088181, in the Register's Office for Davidson County, Tennessee.

The said Mason Daniel Barrett a/k/a Ophelia Mason Daniel Barrett, died testate on February 3, 2017 devising her interest in subject property to Trustees of the Amended and Restated Mason Daniel Barrett Revocable Trust dated March 9, 2005 as evidenced by the Last Will and Testament of Mason Daniel Barrett in File 17P-2045, in the Office of the Clerk of the Probate Court for Davidson County, Tennessee and of record in Instrument 20170817-0084614, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. **All matters as set forth in Plat Book 5200, page 525, Register's Office for Davidson County, Tennessee.**
2. **Subject to rights of other in possession under the terms and conditions contained in the Memorandum of Lease of record in Book 6083, page 546, said Register's Office, and the Lease to which it refers and all rights of first refusal, options and amendments relating thereto.**
3. **County of Davidson taxes for the year 2018 and subsequent years, a lien, but 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