This Instrument Prepared By
Hartman Simons & Wood LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339
Attn: Gil Y. Burstiner, Esq.

After recording return to:
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Suite 2000
Atlanta, Georgia 30328 / 892147

Bill Garrett Davidson County
Batch# 70782 DEEDWARRSP
03/19/2018 12:57:30 PM 7 pgs
Fees: $38.00 Taxes: $118,400.00
20180319-0025697

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
HT Nashville, LLC, an Ohio limited liability company 676 Bellefontan Avenue, Suite A Marion, Ohio 43302	HT Nashville, LLC, an Ohio limited liability company 676 Bellefontan Avenue, Suite A Marion, Ohio 43302
Map & Parcel No.: 093-064-024.00, 093-064-025.00, 093-063-026.00, 093-064-028.00 and 093,064-029.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **TAC 305 LOWER BROADWAY, LLC,** a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto **HT NASHVILLE, LLC,** an Ohio limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 305 Broadway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of March, 2018.

GRANTOR:

TAC 305 LOWER BROADWAY, LLC, a Delaware limited liability company

By: TAC 305 BROADWAY, LLC, a Delaware limited liability company, its Sole Member

By: _____
Dror Bezalel, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,000,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 13 day of March, 2018.

_____
NOTARY PUBLIC

My Commission Expires: June 22, 2020

HUGO FREWIN
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires June 22, 2020

3375846-1 12243.0072900

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Hugo Frewin, a Notary Public in and for said County and State, DROR BEZALEL, 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 of TAC 305 BROADWAY, LLC, a Delaware limited liability company, the Sole Member of TAC 305 LOWER BROADWAY, LLC, a Delaware limited liability company, the Grantor of the foregoing instrument, and is authorized by such Grantor to execute this instrument on behalf of such Grantor.

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

NOTARY PUBLIC

My Commission Expires: June 22, 2020

HUGO FREWIN
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires June 22, 2020

Exhibit A

Legal Description

TRACT I:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY 41.00 FEET WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH, AT A CORNER COMMON WITH THE PROPERTY OF JAMES A. CROSSMAN OF RECORD IN DEED BOOK 11527, PAGE 855, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY WITH A BUILDING SEAM AND THE PROPERTY OF SAID JAMES A. CROSSMAN FOR THE FOLLOWING TWO CALLS: SOUTH 27 DEGREES 19 MINUTES 40 SECONDS EAST, 52.02 FEET TO A POINT; NORTH 62 DEGREES 13 MINUTES 19 SECONDS EAST, 41.00 FEET TO A NAIL SET IN THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH, 49.5 FEET IN WIDTH; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID 3RD AVENUE SOUTH, SOUTH 27 DEGREES 19 MINUTES 40 SECONDS EAST, 53.82 FEET TO A CORNER COMMON WITH THE PROPERTY OF SERVICE REALTY CO., INC., OF RECORD IN DEED BOOK 3909, PAGE 944, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH WITH THE NORTHERLY PROPERTY LINE OF SAID SERVICE REALTY CO., INC., SOUTH 62 DEGREES 29 MINUTES 15 SECONDS WEST, 81.17 FEET TO A CORNER COMMON WITH SERVICE REALTY CO., INC.; THENCE WITH THE EASTERLY PROPERTY LINE OF SERVICE REALTY CO., INC. NORTH 27 DEGREES 19 MINUTES 40 SECONDS WEST, 105.47 FEET TO A CORNER COMMON WITH SERVICE REALTY CO., INC. IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY; THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY, NORTH 62 DEGREES 13 MINUTES 19 SECONDS EAST, 40.17 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.148 ACRES AND IS DEPICTED ON THAT ALTA/ACSM PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, TN RLS NO. 3033, DATED FEBRUARY 09, 2016.

TRACT II:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY BEING 130.83 FEET WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH, AT A CORNER COMMON WITH FURNITURE CENTER PARKING LOT OF RECORD IN DEED BOOK 4776, PAGE 274, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY, NORTH 62 DEGREES 13 MINUTES 19 SECONDS EAST, 49.66 FEET TO A CORNER COMMON WITH THE PROPERTY OF RAYMOND ZIMMERMAN CHARITABLE LEAD TRUST OF RECORD IN DEED BOOK 11702, PAGE 261, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF BROADWAY WITH THE PROPERTY LINE OF RAYMOND ZIMMERMAN CHARITABLE LEAD TRUST FOR THE FOLLOWING TWO CALLS: SOUTH 27 DEGREES 19 MINUTES 40 SECONDS EAST,

105.47 FEET TO A POINT; NORTH 62 DEGREES 29 MINUTES 15 SECONDS EAST 81.17 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH, 49.5 FEET IN WIDTH; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH, SOUTH 27 DEGREES 19 MINUTES 40 SECONDS EAST, 34.58 FEET TO A POINT AT A CORNER COMMON WITH JOHN D. BUFFINGTON ET UX, ET AL, OF RECORD IN DEED BOOK 8123, PAGE 781, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH WITH A BUILDING SEAM AND THE NORTHERLY PROPERTY LINE OF JOHN D. BUFFINGTON ET UX, ET AL, SOUTH 62 DEGREES 29 MINUTES 15 SECONDS WEST, 106.00 FEET TO AN IRON ROD SET; THENCE WITH THE WESTERLY PROPERTY LINE OF JOHN D. BUFFINGTON ET UX, ET AL, SOUTH 27 DEGREES 19 MINUTES 40 SECONDS EAST, 24.77 FEET TO A POINT; THENCE WITH THE NORTHERLY PROPERTY LINE OF JOHN D. BUFFINGTON ET UX, ET AL, SOUTH 62 DEGREES 13 MINUTES 19 SECONDS WEST, 24.83 FEET TO A POINT IN THE EASTERLY PROPERTY LINE OF FURNITURE CENTER PARKING LOT, INC., OF RECORD IN DEED BOOK 4776, PAGE 274, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH EASTERLY PROPERTY LINE OF FURNITURE CENTER PARKING LOT, INC., NORTH 27 DEGREES 19 MINUTES 40 SECONDS WEST, 164.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.238 ACRES AND IS DEPICTED ON THAT ALTA/ACSM PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, TN RLS NO. 3033, DATED FEBRUARY 09, 2016.

BEING THE SAME PROPERTY CONVEYED TO TAC 305 LOWER BROADWAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY FROM LUCY J. HAND AND RAY HAND BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 201606140060000, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Exceptions

1. Taxes for the year 2018 and subsequent years, not yet due and payable.

2. All matters which would be shown by a current and accurate survey and inspection of the premises.

3. All matters as shown on Schedule B, Part II of that certain First American Title Insurance Company Commitment No. NCS-892147-ATL with an effective date of March 9, 2018.

4. Net Lease Agreement by and between TAC 305 Lower Broadway, LLC, Landlord and T.C. Restaurant Group, LLC, dated November 27, 2017.

True Copy Certification

I, Heather Townsend, do hereby make oath that I am a licensed attorney and/or 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.

Heather Townsend
Signature

State of Georgia

County of Fulton

Personally appeared before me, Deborah Lynn Goodman, a notary public for this county and state, Heather Townsend who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deborah Lynn Goodman
Notary's Signature

My Commission Expires _____
Notary' Seal (if on paper)

