Bill Garrett Davidson County
Batch# 75589 DEEDWARRSP
04/02/2018 03:14:30 PM 7 pgs
Fees: $38.00 Taxes: $5,624.00
20180402-0030623

Document Prepared By: Michael A. Myers Kilpatrick Townsend & Stockton LLP 1001 W. Fourth Street Winston-Salem, NC 27101-2400	Grantor: **Krispy Kreme Doughnut Corporation** 370 Knollwood Street Winston-Salem, North Carolina 27103 Attention: Real Estate Department
Return To: First American Title Insurance Company 30 North LaSalle St., Suite 2700 Chicago, IL 60602 Attn: Pam K. Sullivan	Grantee and Send Tax Bills to: **Broadstone KKD Portfolio, LLC** c/o Broadstone Real Estate, LLC 800 Clinton Square Rochester, NY 14604
Property Information: Store #62 – 1901 Gallatin Pike N	Map and Parcel Number: 034-020-047.00

SPECIAL WARRANTY DEED

US2000 14017904 1
STORE #62

NCS 875738-16

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **KRISPY KREME DOUGHNUT CORPORATION**, a North Carolina corporation, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does hereby grant, transfer and convey unto **BROADSTONE KKD PORTFOLIO, LLC**, a New York limited liability company, hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property, known as 1901 Gallatin Pike N, Madison, TN 37115.

To Have and to Hold the said tract or parcel of land, together with all improvements thereon and all privileges and the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey such, and the same is unencumbered, subject to matters of record. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but no other. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(signature appears on the following page)

Witness our hands this 26th day of March, 2018.

KRISPY KREME DOUGHNUT CORPORATION, a North Carolina corporation

By: _____
Name: Matt Spanjers
Title: Senior Vice President

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, and

- ☑ I have personal knowledge of the identity of the principal(s)
- ☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- ☐ A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Matt Spanjers
[insert name of person signing]

Date: 3.26.18

_____
Lara C. Joyce, Notary Public
(print name)

(official seal)

My commission expires: 6.2.18

LARA C. JOYCE
Notary Public
Forsyth County
My Commission Expires
06/02/2018
NORTH CAROLINA

US2000 14017904 1
STORE #62

EXHIBIT A

Madison, TN – Store #62

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT, FORMERLY THE TENTH CIVIL DISTRICT, OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING ALL AND THE SAME PROPERTY DESCRIBED ON THE WARRANTY DEED OF RECORD IN BOOK 6261, PAGE 672, R.O.D.C., TENNESSEE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EAST MARGIN OF GALLATIN PIKE, SAID POINT BEING THE SOUTHWEST CORNER OF LOT NO. 1 OF SHEPHERD HILLS SECTION NO. 1, AS RECORDED IN BOOK 2331, PAGE 46, R.O.D.C., TENNESSEE, AND PROCEEDING AS FOLLOWS:

1. ALONG THE SOUTH BOUNDARY OF SAID LOT 1, S27°02'10"E, A DISTANCE OF 257.11 FEET (FORMERLY A RECORD COURSE AND DISTANCE OF S26°58'E, A DISTANCE OF 256.0 FEET) TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF THE HEREIN-DESCRIBED PROPERTY; THENCE,

2. S48°10'30"W, A DISTANCE OF 186.15 FEET (FORMERLY A RECORD COURSE AND DISTANCE OF S46°09'W, A DISTANCE OF 185.98 FEET) TO AN EXISTING IRON PIN IN THE NORTH MARGIN OF CUDE LANE; THENCE,

3. ALONG SAID MARGIN OF CUDE LANE, N45°26'10"W, A DISTANCE OF 250.25 FEET (FORMERLY A RECORD COURSE AND DISTANCE OF N45°28'W, A DISTANCE OF 250.0 FEET) TO AN EXISTING CONCRETE MONUMENT IN THE EAST MARGIN OF GALLATIN PIKE; THENCE,

4. ALONG THE MARGIN OF GALLATIN PIKE IN A NORTHEASTERLY DIRECTION AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 1845.86 FEET (FORMERLY A RECORD RADIUS OF 1909.86 FEET), A DISTANCE OF 267.78 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 57,407 SQUARE FEET (1.3179 ACRES), MORE OR LESS, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N48°25'24"E, 267.55 FEET.

BEING PROPERTY CONVEYED TO KRISPY KREME DOUGHNUT CORPORATION BY DEEDS OF RECORD IN BOOK 9370, PAGE 105 AND BOOK 9370, PAGE 101, AS RE-RECORDED IN BOOK 9372, PAGE 516, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT THE FOLLOWING:

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT, FORMERLY THE TENTH CIVIL DISTRICT, OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING PART OF THE SAME PROPERTY DESCRIBED IN DEED OF RECORD IN BOOK 9370, PAGE 101 AND BOOK 9370, PAGE 105, AS RE-RECORDED IN BOOK 9372, PAGE 516 R.O.D.C, TENNESSEE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE EAST MARGIN OF GALLATIN PIKE, SAID POINT BEING THE SOUTHWEST CORNER OF LOT NO. 1 OF SHEPHERD HILLS SECTION NO. 1, AS RECORDED IN BOOK 2331, PAGE 46, R.O.D.C., TENNESSEE, AND PROCEEDING AS FOLLOWS:

1. ALONG THE SOUTH BOUNDARY OF SAID LOT 1, S26° 58' 00" E, A DISTANCE OF 257.04 TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF THE HEREIN- DESCRIBED PROPERTY; THENCE,

2. WITH THE NORTHWESTERLY LINE OF LOT ONE OF BURR & BETHA SUBDIVISION AS RECORDED IN PLAT BOOK 4955, PAGE 119, R.O.D.C., TENNESSEE, S 48° 14' 06" W, A DISTANCE OF 80.22 FEET TO AN IRON PIN SET; THENCE,

3. WITH A NEW LINE OF DIVISION, N 45° 22' 11" W, A DISTANCE OF 254.38 FEET TO AN IRON PIN SET IN THE SOUTHEASTERLY MARGIN OF GALLATIN PIKE; THENCE,

4. ALONG THE MARGIN OF GALLATIN PIKE IN A NORTHEASTERLY DIRECTION AND CURVE TO THE RIGHT, HAVING A RADIUS OF 1845.86 FEET, A DISTANCE OF 162.01 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 30,664 SQUARE FEET OR 0.704 OF AN ACRE, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N. 50° 01' 46" E. 161.96 FEET, ACCORDING TO SURVEY DATED JULY 25, 1994 AND PREPARED BY RAGAN-SMITH ASSOCIATES, INC., 315 WOODLAND STREET, NASHVILLE, TENNESSEE.

The above parcel s also described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Krispy Kreme Subdivision, of record in Plat Book 7900, Page 790, in the Register's Office of Davidson County, Tennessee.

BEING A PORTION OF THE PROPERTY CONVEYED TO KRISPY KREME DOUGHNUT CORPORATION BY DEEDS OF RECORD IN BOOK 9370, PAGE 105 AND BOOK 9370, PAGE 101, AS RE-RECORDED IN BOOK 9372, PAGE 516, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OATH OF CONSIDERATION (MUST BE ON ALL DEEDS - EXECUTED BY GRANTEE)

STATE OF NEW YORK
COUNTY OF MONROE

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $1,520,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2018.

NOTARY PUBLIC

My Commission expires: 3-19-2020

MICHAEL P. NICHOLSON
Notary Public, State of New York
Qualified in Monroe County
Reg. No. 02NI6257698
Commission Expires 03/19/20

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STORE #62

True Copy Certification

I, Cathy Hesseltine, 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.

Signature

State of Illinois

County of Cook

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

Notary's Signature

My Commission Expires: 12-8-18

Notary' Seal (if on paper)

OFFICIAL SEAL
HEATHER VREE
Notary Public - State of Illinois
My Commission Expires 12/08/2018