Bill Garrett Davidson County
DEEDWARRSP
Batch# 81866 6 pgs
04/17/2018 11:40:51 AM
Fees: $33.00 Taxes: $5,732.64
20180417-0036100

Prepared by and when recorded return to:

Fidelity National Title - NCS DIV
Attn.: Kelli Vos
One East Washington Street Suite 450
Phoenix, AZ. 85004
602-343-7571

Escrow No. : Z1826349-KJV **Master No.: Z1826318-KJV**

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO RECORD

SPECIAL WARRANTY DEED

This instrument prepared by:
Proskauer Rose LLP
Eleven Times Square
New York, New York 10036
Attn: Christopher L. Pennington, Esq.

Return Recorded Document to:
RI CK2, LLC, a Delaware limited liability company
c/o Realty Income Corporation
11995 El Camino Real
San Diego, CA 92130
Phone: 858-284-5000
Attention: A.J. Wright, Esq.

Name and Address Of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
RI CK2, LLC c/o Realty Income Corporation 11995 El Camino Real San Diego, CA 92130	The Krystal Company 1455 Lincoln Parkway, Suite 600 Dunwoody, GA 30346	026001013600

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CRYSTAC PROPERTY II LLC, a Delaware limited liability company, and SNOWFLAKE REMAINDER II LLC, a Delaware limited liability company (collectively, "Grantors") have bargained and sold and do hereby bargain, sell, convey and confirm unto RI CK2, LLC, a Delaware limited liability company ("Grantee") the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to Grantors by Warranty Deed of record at Instrument Number 20020125-0010696, in the Register's Office of Davidson County, Tennessee, and Warranty Deed of record at Instrument Number 20020125-0010695, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its heirs, successors and assigns, in fee simple forever.

Grantors do hereby covenant with Grantee that they are lawfully seized of the aforesaid real estate; that they have good right to sell and convey the same, subject to all matters of record and all matters which would be revealed by a current and accurate survey of the real estate; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under them, but not further or otherwise.

[Signature page follows.]

WITNESS the signatures of Grantors effective as of the 30 day of March, 2018.

CRYSTAC PROPERTY II LLC, a Delaware limited liability company

By: Crystac Equity II LLC, a Delaware limited liability company, its member manager

By: _____
Name: David M. Ledy
Title: Authorized Signatory

STATE OF NEW YORK:
COUNTY OF NEW YORK:

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David M. Ledy with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the authorized signatory of Crystac Equity II LLC, a Delaware limited liability company, member manager of Crystac Property II LLC, a Delaware limited liability company, and that as such authorized signatory of Crystac Equity II LLC, a Delaware limited liability company, member manager of Crystac Property II LLC, a Delaware limited liability company being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at New York on this the 26 day of March, 2018.

_____
Notary Public

Commission Expires: 11-13-21

ALEXANDRIA A. BELL
Notary Public, State of New York
No. 01BE6367315
Qualified in New York County
Commission Expires Nov. 13, 2021

SNOWFLAKE REMAINDER II LLC, a Delaware limited liability company

By: Snowflake Remeq II LLC, managing member

By: Kimco Net Rem, LLC, managing member

By: Kimco Net Rem Business Trust, Manager

By: _____
Name: Barbara E. Briamonte
Title: Vice President

STATE OF NEW YORK :
COUNTY OF NASSAU :

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barbara E. Briamonte with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged herself to be the vice president of Kimco Net Rem Business Trust, a Maryland statutory trust, manager of Kimco Net Rem, LLC, a Delaware limited liability company, managing member of Snowflake Remeq II LLC, a Delaware limited liability company, managing member of Snowflake Remainder II LLC, a Delaware limited liability company, and that as such vice president of Kimco Net Rem Business Trust, a Maryland statutory trust, manager of Kimco Net Rem, LLC, a Delaware limited liability company, managing member of Snowflake Remeq II LLC, a Delaware limited liability company, managing member of Snowflake Remainder II LLC, a Delaware limited liability company, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at New Hyde Park, NY on this the 26th day of March, 2018.

_____
Notary Public

Commission Expires: _____

JOSEPHINE ENGLE
Notary Public, State of New York
No. 01EN6098873
Qualified in Queens County
Certificate on file in Nassau County
My Commission Expires 9/22/20 19

To the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,549,361.32 .

AFFIANT

David M. Ledy, as authorized signatory of Crystal Equity II LLC, member manager of Crystal Property II LLC

Subscribed and sworn to before me this 26 day of March, 2018

My Commission Expires: 11-13-21

ALEXANDRIA A. BELL
Notary Public, State of New York
No. 01BE6367315
Qualified in New York County
Commission Expires Nov. 13, 2021

EXHIBIT A

Property Description

401 S. Cartwright St., Goodlettsville, Tennessee, County of Davidson, Tax Parcel No. 26-1-136

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Lot 3 of Resubdivision of Lots I & II Section Twelve NORTHGATE PARK according to the Plat thereof as recorded in Plat Book 6900 Page 197 of the public records of Davidson County, Tennessee.

BEING the same property conveyed to THE KRYSTAL COMPANY, a Tennessee Corporation by Deed of Record in Deed Book 8960 page 298, of the public records of Davidson County, Tennessee.

TOGETHER WITH easements appurtenant thereto as set forth in Book 7116 page 816 as amended by Book 7448 page 345 and as set forth in Book 6900 page 197 as amended by Book 8960 page 292 all of the public records of Davidson County, Tennessee.