Bill Garrett Davidson County
Batch# 82823 DEEDWARRSP
04/19/2018 10:49:30 AM 7 pgs
Fees: $38.00 Taxes: $4,383.78
20180419-0036975

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. : Z1826348-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	092120030000

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 20020128-0011301, in the Register's Office of Davidson County, Tennessee, and Warranty Deed of record at Instrument Number 20020128-0011300, 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 30th 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 $1,184,805.72.

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

Signature Page to Tennessee Deed

EXHIBIT A

Property Description
1717 Charlotte Ave, Nashville, Tennessee, County of Davidson, Tax Parcel No. 92-12-30

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

TRACT I: Land in Davidson County, being Lot No. 283 in Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said Lot No. 283 fronts 50 feet on southerly said of Charlotte Avenue, formerly Cedar Street, and runs back between parallel lines 230 feet more or less, to an alley.

TRACT II: Land in Davidson County, being the northerly part of Lots Nos. 281 and 282 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning at the southeast corner of Charlotte Avenue, formerly Cedar Street, and 18th Avenue North, formerly Vanderbilt or Ewing Avenue; thence with the easterly margin of 18th Avenue North, southerly 186 feet to Bowers' northeast corner; thence with Bowers' northerly line easterly 100 feet to the line between Lots Nos. 282 and 283; thence with said line northerly to the southerly margin of Charlotte Avenue, formerly Cedar Street; thence with the southerly margin of said Avenue westerly 100 feet, more or less, to the beginning.

INCLUDED in the above description but specifically EXCLUDED therefrom is the following described tract of land vested in the Metropolitan Government of Nashville and Davidson County by Order of the Third Circuit Court for Davidson County, Tennessee, of record in Book 5121, page 213, Register's Office for Davidson County, Tennessee:

A triangular shaped tract of land in the 20th Councilman District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 281 in Boyd's Home tract, a plan of which is of record in Book 21, page 39, Register's Office for said County.

Said part of Lot No. 281 fronts 25.23 feet on both present margins of Charlotte Avenue and 18th Avenue, North, formerly Ewing Avenue, said margins are connected by a curve that has a 25-foot radius, the length of which is measured 39.5 feet thereon.

TRACT III: Land in Davidson County , Tennessee, being the southerly 50 feet of Lots Nos. 281 and 282 on the plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said part of Lots Nos. 281 and 282 fronts 50 feet on the easterly side of 18th Avenue North and runs back between parallel lines with the northerly margin of an alley, 100 feet to a dead line.

BEING the same property conveyed to THE KRYSTAL COMPANY, a Tennessee Corporation by Deeds of Record in Deed Book 6619 page 541 and Book 6619 page 545, of the public records of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

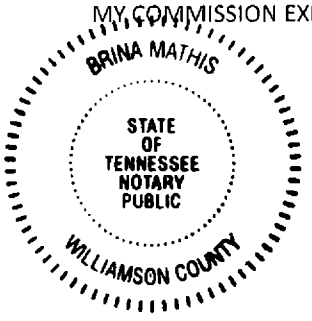
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).