Bill Garrett Davidson County
Batch# 100732 DEEDWARR
06/05/2018 02:13:30 PM 5 pgs
Fees: $28.00 Taxes: $15,287.21
20180605-0053841

PREPARED IN THE OFFICE OF:
Nathan P. Humphrey, Esq.
Kutak Rock LLP
1801 California Street, Suite 3000
Denver, CO 80202

FIRST AMERI
FIRST AMERICAN TITLE

COURTESY RECORDING
NO TITLE LIABILITY

GENERAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
STORE Master Funding VII, LLC 8377 E. Hartford Dr., Ste 100 Scottsdale, AZ 85255	Big Onion Tavern Group, LLC 1307 N. Clybourn, Suite A Chicago, Illinois 60610	Map: 92-16 Parcel: 261

881133

FOR AND IN CONSIDERATION of TEN and NO/100 DOLLARS ($10.00) and other good and valuable consideration, the sufficiency of which is hereby acknowledged, **STORE CAPITAL ACQUISITIONS, LLC**, a Delaware limited liability company ("Grantor"), whose address is 8377 E. Hartford Drive, Suite 100, Scottsdale, Arizona 85255, has bargained and sold, and by these presents does transfer and convey unto **STORE MASTER FUNDING VII, LLC**, a Delaware limited liability company ("Grantee"), whose address is 8377 E. Hartford Drive, Suite 100, Scottsdale, Arizona 85255, its legal representatives, successors and assigns forever, all of Grantor's fee simple interest in and to those certain lots, tracts or parcels of land containing 0.15 acres, municipally known as 1903 Division Street, located in Nashville, Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference for all purposes, together with all the improvements, structures and fixtures situated thereon, and all appurtenances, rights and privileges thereunto attached or in anywise belonging (the "Property");

TO HAVE AND TO HOLD the Property, together with any and all of the rights and appurtenances thereof to the same being, belonging, or in anywise appertaining, to the use, benefit and behoof of Grantee forever, in fee simple, Grantor hereby covenanting that, except as provided herein, the above-described Property is free and clear from any encumbrance done or suffered by Grantor. Grantor will warrant and forever defend the right and title to the above-described Property unto Grantee, its successors and assigns, against all persons whomsoever; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter of record.

Grantee, by its acceptance hereof, specifically acknowledges and assumes all obligations of Grantor pursuant to that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated June 30, 2016 by Grantor for the benefit of Citibank, N.A. as collateral agent and recorded July 1, 2016 at Reception No. 20160701-0067981 in the Records of Davidson County, Tennessee.

[Remainder of page intentionally left blank; signature page(s) to follow]

May IN WITNESS WHEREOF, the undersigned executes this Deed as of this 8th day of April, 2018.

STORE CAPITAL ACQUISITIONS, LLC, a Delaware limited liability company

By: _____

Name: Lori Markson

Title: Senior Vice President

STATE OF ARIZONA)
) ss:
COUNTY OF MARICOPA)

Before me, Angela Donahoe, a Notary Public of said County and State, personally appeared Lori Markson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Lori Markson to be Sr VP (or other officer authorized to execute the instrument) of STORE CAPITAL ACQUISITIONS, LLC, a Delaware limited liability company, and that Lori Markson executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as its Sr VP.

WITNESS my hand and seal, at Office on this 8th day of May, 2018.

ANGELA DONAHOE
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 11, 2019

_____
NOTARY PUBLIC
My commission expires: _____

4826-9335-6387.1
STORE / Big Onion
Warranty Deed - Intercompany Transfer
1903 Division St., Nashville, TN
File No.: 7210/02-274.5

EXHIBIT A

LEGAL DESCRIPTION

Street Address: 1903 Division St., Nashville, TN 37203

Legal Description:

Land located in the 19th Councilmanic District of Davidson County, Tennessee, being located southwesterly of the Division Street and 19th Avenue South intersection and being all of Lot No. 228 of the O.B. Hayes 2nd Plan of Small Lots, as recorded in Plat Book 1 page 81, in the Register's Office of Davidson County, Tennessee ad being more particularly described as follows:

Beginning at a new iron pin monument in the southerly right-of-way of Division Street, said monument being a northwesterly corner common to Lot 241 of the O.B. Hayes 2nd Plan of Small Lots, as recorded as Plat Book 1, page 81, in the Register's Office of Davidson County, Tennessee;

Thence leaving said southerly right-of-way of Division Street and continuing along with the westerly line of Lot 241 of the O.B. Hayes 2nd Plan of Small Lots, S 35° 04' 23" E a distance of 99.97' to a new iron pin monument, said monument being the northerly right-of-way of 19th Avenue South;

Thence leaving said westerly line of Lots 241 of the O.B. Hayes 2nd Plan of Small Lots and continuing along with the northerly right-of-way of 19th Avenue South, S 08° 30' 28" W a distance of 72.52' to a new 1" brass disk, said disk being the easterly line of Lot 227 of the O.B. Hayes 2nd Plan of Small Lots and Public Alley #447;

Thence leaving said northerly right-of-way of 19th Avenue South and continuing along with the easterly line of Lot 227 of the O.B. Hayes 2nd Plan of the Small Lots, N 35° 04' 23" W a distance of 153.21' to an existing 5/8" iron monument, said monument being the southerly right-of-way of Division Street;

Thence leaving said easterly line of Lot 227 of the O.B. Hayes 2nd Plan of Small Lots and continuing along with the southerly right-of-way of Division Street, N 55° 43' 57" E a distance of 50.00' to a new iron pin monument, which is the point of beginning, having an area of 6,329 square feet, 0.15 acres more or less.

Being the same property conveyed to STORE Capital Acquisitions, LLC, a Delaware limited liability company, by limited warranty deed dated June 29, 2016, and recorded as Instrument No. 20160701-0067980 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 4,131,077.13

Affiant

Subscribed and sworn before me, this 5 day of June, 2018.

Notary

JOEL AGUILAR
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
July 19, 2021

True Copy Certification

I, Nick Kallof, 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.

Nick Kallof
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Melissa Violette], a notary public for this county and state, [Nick Kallof] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Violette
Notary's Signature

My Commission Expires: 8/18/21
Notary' Seal (if on paper)

MELISSA VIOLETTE
Notary Public - State of Arizona
PINAL COUNTY
My Commission Expires August 18, 2021