Bill Garrett Davidson County
Batch# 110451 DEEDWARRSP
06/29/2018 10:30:29 AM 6 pgs
Fees: $33.00 Taxes: $11,100.00
20180629-0063007

This Instrument Prepared By &
After Recording Return To:

Bell & Alexander Title Services, Inc
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Fat Sugar Salt, LLC 3457 North Knoll Dr. Los Angeles, CA 90068	[SAME]	163 00 0 418.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MUSIC CITY FOODS, LLC,** a Tennessee limited liability company ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto **FAT SUGAR SALE, LLC,** a Delaware limited liability company ("Grantee"), its successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved real property known as **915 Bell Road, Antioch, Davidson County, Tennessee, 37013.**

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property.

And Grantors do further covenant and bind Grantors, their successors and assigns to warrant and forever defend the title to the Property to Grantee, their successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 26th day of June, 2018.

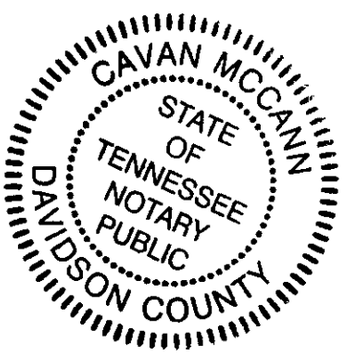
GRANTORS:

Music City Foods, LLC

Robert B. Ward III as Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Ward III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a Tennessee limited liability company, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Robert B. Ward III as such Member.



Notary Signature

CAVAN MCCANN
Print Notary Name

NOTARY PUBLIC
State of Tennessee at Large

My Commission Expires: 09/10/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is **$3,000,000.00**

Jennifer Crowell
Affiant

Subscribed and sworn to before me this the 26th day of June, 2018.

Notary Public

My Commission Expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Lot H-1 of that certain plat of Resubdivision of Lot H, Section 9, Hickory Hollow Mall, recorded on March 3, 2011 as Instrument Number 20110303-0017307 in the Register's Office for Davidson County, Tennessee, together with such real estate all rights of ingress, egress and parking as referenced in that certain Declaration of Restrictions of record on March 2, 2011 as Instrument Number 20110302-0016742 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Foods, LLC by special warranty deed from The Courtyard at Hickory Hollow Limited Partnership of record in Instrument No. 20110309-0018957 Register's Office for Davidson County, Tennessee, dated 02/04/2011 and recorded on 03/09/2011. See also Corrected Certificate of Acknowledgment in Instrument Number 20110427-0032206 of the same Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 and special assessments, if any, not delinquent.
2. Zoning, building and subdivision laws, ordinances and regulations.
3. All matters discernible from a survey or visual inspection of the Property.
4. All matters caused or suffered by Buyer.
5. All matters of record affecting the Property as of the date hereof, except Seller's monetary liens, which include but are not limited to the following:
    a. Matters shown on the Plan of record in Instrument No. 20110303-0017307, said Register's Office.
    b. Deed of Declaration of record in Book 5091, page 533, as amended in Book 5249, page 450, Book 5318, page 762 and Book 8416, page 704, Register's Office for Davidson County, Tennessee.
    c. Declaration of Protective Covenants for Hickory Hollow recorded in Book 5125, page 769, as amended in Book 5189, page 947, Book 5337, page 933, Book 5441, page 968, Book 5792, page 491, Book 5951, page 26, Book 6095, page 948 and Book 6011, page 163, all as recorded in the Register's Office for Davidson County, Tennessee.
    d. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20110228-0015920, amended and restated in Instrument No. 20110302-0016742, said Register's Office.
    e. Agreement between Hickory Hollow Associates and Hickory Hollow Mall of record in Book 6321, page 311, said Register's Office.
    f. Operating Agreement of record in Book 5098, Page 17, amended in Book 5318, page 780, said Register's Office.
    g. Assessments as set forth in the Declaration of Protective Covenants for Hickory Hollow of record in Book 5125, Page 769, said Register's Office.
    h. Assessments as set forth in the Second Amendment to the Declaration of Protective Covenants for Hickory Hollow of record in Book 5337, Page 933, said Register's Office.
    i. Assessments as set forth in the Restated and Amended Declaration of Protective Covenants for Hickory Hollow of record in Book 5441, Page 968, said Register's Office.
    j. Assessments and Impact Fees as set forth in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110228-0015920, said Register's Office.
    k. Right of First Refusal and Purchase Option as set forth in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110228-0015920, said Register's Office.
    l. Easements as set forth in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110228-0015920, said Register's Office.
    m. Assessments and Impact Fees as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110302-0016742, said Register's Office.
    n. Right of First Refusal and Purchase Option as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110302-0016742, said Register's Office

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o. Easements as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110302-0016742, said Register's Office.
p. Subject to all matters shown on the Plan of record in Plat Book 5210, Page 123, Plat Book 4675, Page 136, Plat Book 4860, Page 60, and Book 5050, Page 123, Register's Office for Davidson County, Tennessee.
q. Easement to American Telephone & Telegraph Company of record in Book 1207, Page 532, in the Register's Office for Davidson County, Tennessee.
r. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20110718-0054514, in the Register's Office for Davidson County, Tennessee.
s. Memorandum between The Courtyard at Hickory Hollow Limited Partnership and Eastwynn Theatres, Inc. of record in Instrument Number 20100610-0045097, in the Register's Office for Davidson County, Tennessee.
t. Subject to rights of others in and to the common areas and/or elements.