SPECIAL WARRANTY DEED

TO: 530 Donelson, LLC,
a Tennessee limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 116837 DEEDWARRSP
07/17/2018 08:09:05 AM 5 pgs
Fees: $28.00 Taxes: $41,070.00
20180717-0069059

FROM: Donelson Pike Restaurant Partners,
a Tennessee general partnership and
Donelson Investors, LLC,
a Tennessee limited liability company

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
530 Donelson, LLC 906 Harpeth Valley Pl Nashville, TN 37221	Same	Map 108, Parcel 176

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $11,100,000.00.

Affiant

Sworn to and subscribed before me, this 16th day of July, 2018.

Notary Public

My Commission Expires: 11-8-21

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donelson Pike Restaurant Partners**, a Tennessee general partnership and **Donelson Investors, LLC**, a Tennessee limited liability company (collectively, hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **530 Donelson, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property located at 530 Donelson Pike, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 16 day of July, 2018.

SELLER:

Donelson Pike Restaurant Partners,
a Tennessee general partnership

By: _____
George N. Spiva, General Partner

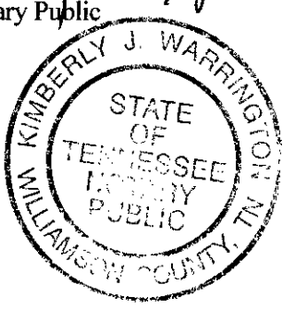
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kimberly J. Warrington, a Notary Public of said County and State, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Donelson Pike Restaurant Partners, a Tennessee general partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a General Partner.

Witness my hand and seal, at Office in Nashville, Tennessee this 12 day of July, 2018.

_____
Notary Public

My Commission Expires: June 12, 2020



Donelson Investors, LLC,
a Tennessee limited liability company

By: A. Gary

Title: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Kimberly J. Warrington, a Notary Public of said County and State, personally appeared A. Gary McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Donelson Investors, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as President.

Witness my hand and seal, at Office in Nashville, Tennessee this 12 day of July, 2018.

Kimberly J. Warrington
Notary Public

My Commission Expires: June 12, 2020

KIMBERLY J. WARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Davidson County, Tennessee and being parcel 176 on Metro Tax Map 108 and being more particularly described as follows:

Beginning at a new iron pin in the west right-of-way of Donelson Pike, said pin being north 4 deg. 36 min. east 258.04 feet from the centerline of Royal Parkway and being the southeast corner of tract 1 and proceeding as follows:

1. Leaving the west right-of-way by way of Donelson Pike with the common line between tracts I and 2 north 85 deg. 25 min. 18 sec. west 774.35 feet to a new iron pin in the east line of Thomas Nelson, Inc. Property, thence;

2. With the east line of Thomas Nelson north 4 deg. 36 min. 29 sec. east 512.26 feet to an old iron pin in the south line of Royal Publishers, Inc. Property, thence;

3. With the south line of Royal Publishers, Inc. property and Commerce Union Bank property south 86 deg. 06 min. 30 sec. east 577.79 feet to an old iron pin, thence;

4. Continuing with the south line of Commerce Union Bank property south 84 deg. 58 min. 26 sec. east 174.44 feet to an old iron pin in the west right-of-way of Donelson Pike, thence;

5. With the west right-of-way of Donelson Pike, south 4 deg. 36 min. west 135.81 feet to the point of beginning, containing 9.112 acres more or less as per survey by Turner Engineering Company dated September 1, 1992, titled W. B. Wiggins, Jr. Subdivision and being Job No. 56-67, W. 0. No. 6663.

Together with rights and interests in the Declaration of Reciprocal Easement of record in Book 8745, Page 114, and that certain non-exclusive Easement for purposes of Ingress and Egress of record in Book 4871, Page 53, Register's Office for Davidson County, TN.

The above described Property being now shown as Tract 1 on W. B. Wiggins, Jr. Subdivision Plat of record in Plat Book 7900, page 440, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DONELSON INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A THIRTY PERCENT (30%) UNDIVIDED INTEREST AND DONELSON PIKE RESTAURANT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, A SEVENTY PERCENT (70%) UNDIVIDED INTEREST, by deed from OWEN PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, of record as Instrument No. 20170619-0060991, dated June 15, 2017, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 7900, page 440, said Register's Office.

3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4966, page 24, said Register's Office.

4. Easement granted to Nashville Gas Company of record in Book 3464, page 161, said Register's Office.

5. Easement for water mains and appurtenances of record in Book 4966, page 27, said Register's Office.

6. Easement for ingress and egress of record in Book 4871, page 53, said Register's Office.

7. Declaration of Reciprocal Easements of record in Book 8745, page 114, said Register's Office.

8. Assignment and acceptance of Leases of record in Book 8745, page 67, said Register's Office.

9. Memorandum of Lease of record in Book 4831, page 676, said Register's Office. Assignment of Sub-Ground Lease of record in Book 8750, page 522 and Book 8808, page 596, said Register's Office. Abstract of Assignment of Subground Lease of record in Book 8786, page 235, said Register's Office.

10. Right of Davidson County, Tennessee to cut slope on the new proposed Elm Hill Pike to extend beyond the right of way as set out in deed of record in Book 3459, page 71, said Register's Office.

11. Assignment and Acceptance of Lease by and between Southern Capital Holdings and Owen L.P., of record in Book 8745, page 140, said Register's Office.

12. Consent to sale and partial termination of lease of record in Book 9650, page 632, said Register's Office.