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This instrument prepared by:
Neva Wagner, Esq.
Perkins Coie LLP
131 S. Dearborn St.
Suite 1700
Chicago, IL 60603

After recording return to:
FCPT Holdings, LLC
591 Redwood Highway
Suite 1150
Mill Valley, California 94941
Attn: General Counsel

Forward Future Tax Bills to:
Brinker International
6820 LBJ Freeway
Dallas, Texas 75240
Attn: Tax Department

Bill Garrett Davidson County
Batch# 128586 DEEDWARRSP
08/14/2018 10:21:05 AM 6 pgs
Fees: $33.00 Taxes: $13,350.30



20180814-0080137

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
NAME: FCPT Holdings, LLC	NAME: Brinker Property Corporation	34-2 Parcel 70
STREET ADDRESS OR ROUTE NUMBER: 591 Redwood Highway Suite 1150	STREET ADDRESS OR ROUTE NUMBER: c/o Brinker International 6820 LBJ Freeway	
CITY/STATE/ZIP: Mill Valley, California 94941	CITY/STATE/ZIP: Dallas, Texas 75240	

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Brinker Property Corporation, a Delaware corporation, whose address is c/o Brinker International, 6820 LBJ Freeway, Dallas, Texas 75240 ("***Grantor***"), hereby conveys to FCPT Holdings, LLC, a Delaware limited liability company whose address is 591 Redwood Highway, Suite 1150, Mill Valley, California 94941, Attn: General Counsel ("***Grantee***"), that certain parcel of land located in Madison, County of Davidson, State of Tennessee, and legally described on **Exhibit A** attached hereto and incorporated herein by this reference (the "***Property***"), together with all buildings and other improvements located thereon, if any, and all and singular the rights, privileges and appurtenances thereto in any manner belonging to said Grantor.

Commonly known as: 1820 Gallatin Pike N., Madison, TN 37115

TN1225

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: those matters set forth on **Exhibit B** attached hereto and incorporated herein by this references, none of which are sought to be reimposed hereby (the "***Permitted Exceptions***"); the state of facts which a physical inspection, or accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

[***The remainder of this page is intentionally left blank.***]

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $3,608,189.00.

Affiant

Subscribed and sworn to before me this the 3 day of August, 2018.

Notary Public Brittany Martuscello
My commission expires: 05/13/21

(SEAL)

BRITTANY MARTUSCELLO
ID # 12942177-6
Notary Public, State of Texas
My Commission Expires
05/13/2021

[*Signature Page Follows.*]

Witness our hand as of this 8th day of August, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:
Brinker Property Corporation,
a Delaware corporation

By: _____
Name: Daniel S. Fuller
Title: Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, Brittany Martuscello, a Notary Public in and for said County and State, Daniel S. Fuller, Vice President of Brinker Property Corporation, a Delaware corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Daniel S. Fuller executed the within instrument for the purposes therein contained, and who further acknowledged that Daniel S. Fuller is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 3 day of August, 2018.

Brittany Martuscello
Notary Public
My Commission Expires: 05/13/21

BRITTANY MARTUSCELLO
ID # 12942177-6
Notary Public, State of Texas
My Commission Expires
05/13/2021

[End of Signatures.]

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot "J" on the Resubdivision of Lot "J" Rivergate Park, as of record in Book 4300, page 142, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northwesterly margin of Gallatin Road, said point being the common front corner of Lots "J" and "K" on said plan; thence North 54° 37' 04" West along the line between said two lots a distance of 236.12 feet to a point; thence continuing with the line between said two lots North 74° 30' West a distance of 100.23 feet to a point which is the common rear corner of said two lots; thence North 15° 30' East, along the margin of an access, drainage and utilities easement, 35 feet to a point; thence South 74° 30' East 155.00 feet to a point; thence North 25° 47' East 199.67 feet to a point in the southeasterly margin of an access easement; thence along said margin of said access easement South 41° 55' East 245.00 feet to a monument in the northwesterly margin of Gallatin Road; thence southwardly along said margin of Gallatin Road along a curve having a radius of 985.00 feet, a distance of 134.76 feet to a monument; thence continuing along said margin of said Road, South 35° 22' 56" West, 60.20 feet to the point of beginning.

Being the same property conveyed to Brinker Property Corporation, a Delaware corporation by deed of record in ~~Record Book~~ _____, ~~Page~~ _____ Register's Office of ~~Sumner~~ Davidson County, Tennessee.

Inst. No. 20180814.0080136

Exhibit B
Permitted Exceptions

1. General/special real estate taxes for the year(s) 2018, a lien not yet due and payable.

2. All matters of record recorded in the County affecting the Property, without intent to reimpose same.

3. Any discrepancies, conflicts in boundary lines, shortages in area, encroachments and any state of facts disclosed by the survey of the Property performed by The Matthews Company.