This instrument prepared by:

Michael A. Myers
Kilpatrick, Townsend & Stockton LLP
1001 West Fourth Street
Winston-Salem, NC 27101

Karen Y Johnson Davidson County
Batch# 147963 DEEDWARRSP
10/02/2018 12:23:30 PM 5 pgs
Fees: $28.00 Taxes: $9,873.91
20181002-0097689

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeanine R. Khoury 625 Pelton Avenue Staten Island, NY 10310	OWNER	135-00-0 241.00 & 242.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **GEMCAP DEVELOPMENT, LLC** (fka GEMCAP Holdings, LLC), Grantor, has this day bargained and sold, and does hereby transfer and convey unto **JEANINE R. KHOURY,** an individual, the Grantees herein, their successors, heirs and assigns, that certain improved real estate located on 2140 & 2142 Murfreesboro Pike, Nashville in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the 27th day of September 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

GEMCAP DEVELOPMENT, LLC

By: _____

Name: George V. Dunn

Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared George V. Dunn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Manager of GEMCAP Development, LLC, a North Carolina limited liability company, the within named bargainor, and that George V. Dunn acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal, at office in Winston-Salem, North Carolina, this 27 day of September, 2018.

Wendy B. Haynes
Notary Public

WENDY B. HAYNES
NOTARY PUBLIC
Yadkin County
North Carolina
My Commission Expires Aug. 2, 2019

My Commission Expires: 08/02/2019

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 2,668,624.48

Teresa A Beardsley
Affiant

Subscribed and sworn to before me this the 02 day of October, 2018.

Lisa Bracey Farris
Notary Public

My commission expires: 09-26-2020

LISA BRACEY-FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

US2008 14606238 3

EXHIBIT A

Legal Description

Situated in Davidson County, Tennessee, and being known and designated as Lot 1 on the Consolidation Plat of Wright Property recorded as Instrument No. 20180117-0004751, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to GEMCAP Holdings, LLC, by Warranty Deed of record in Instrument No. 20171031-0111725, as corrected by Affidavit of Correction of record in Instrument No. 20171102-0112524, in the Register's Office of Davidson County, Tennessee. GEMCAP Holdings, LLC is now known as GEMCAP Development, LLC pursuant to that Articles of Amendment recorded as Instrument No. 201810020097688 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record as Instrument No. 20180117-0004751, Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5526, Page 695, Register's Office of Davidson County, Tennessee.

4. Memorandum of Land and Building Lease Agreement by and between GEMCAP Holdings, LLC, a North Carolina limited liability company, Lessor and Bojangles Restaurants, Inc., a Delaware corporation, Lessee, dated October 27, 2017, or record in Instrument No. 20171031-0111726, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants of record in Instrument NO. 20171101-0111889, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Cord, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171212-0126507, Register's Office for 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

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(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).