THIS INSTRUMENT PREPARED BY:
Lauren E. Hirt, Esq.
Kutak Rock LLP
1801 California Street, Suite 3000
Denver, CO 80202

Karen Y Johnson Davidson County
Batch# 155127 DEEDWARRSP
10/30/2018 12:16:30 PM 6 pgs
Fees: $33.00 Taxes: $10,607.90
20181030-0107369

SPECIAL WARRANTY DEED
(Tennessee)

FIRST AMERICAN TITLE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George N. Spiva 4121 Hillsboro Pike, Suite 302 Nashville, TN 37215	Famous Five Dining, Inc. 227 Polk Place Dr. Franklin, TN 37064	075-165.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STORE MASTER FUNDING IV, LLC,** a Delaware limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **GEORGE N. SPIVA**, an individual, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real property, together with the appurtenances and hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 5000 Old Hickory Road, Hermitage, Tennessee 37076.

Grantor covenants that it is lawfully seized in fee of the foregoing real estate and has good right to sell and convey the same. Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of any matters of record), but no further or otherwise.

[Remainder of Page Intentionally Blank. Signature(s) to follow.]

NCS-924737-PHX1

IN WITNESS WHEREOF, Grantor executed this instrument on this 19th day of October, 2018.

STORE MASTER FUNDING IV, LLC, a Delaware limited liability company

By: _____
Name: Michael Bennett
Title: ~~Executive Vice President~~ ~~General Counsel~~

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a Notary Public, Michael Bennett, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the EVP & GC of STORE Master Funding IV, LLC, a Delaware limited liability company, and is authorized by the corporation to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 19 day of October, 2018.

_____
Notary Public

My Commission Expires:

_____

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

4824-5513-7401.1
STORE/ Famous Five
Special Warranty Deed
5000 Old Hickory Road, Hermitage, TN 37076
File No. 10210/02-149.1

STATE OF ARIZONA)

COUNTY OF MARICOPA)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,867,000.

Affiant

Sworn to and subscribed before me this 25 day of October, 2018.

MELODIE JONES
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Dec. 29, 2019

Notary Public

My Commission Expires:

12-29-19

4824-5513-7401.1
STORE/ Famous Five
Special Warranty Deed
5000 Old Hickory Road, Hermitage, TN 37076
File No. 10210/02-149.1

EXHIBIT A
PROPERTY DESCRIPTION

Street Address: 5000 Old Hickory Road, Hermitage, TN 37076

Legal Description:

PROPERTY LOCATED IN THE 12TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE FINAL PLAT TO HERMITAGE MARKET PLACE, THIRD REVISION, OF RECORD IN PLAT BOOK 8250, PAGE 855, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY WAMBLE AND ASSOCIATES, PLLC, ON JANUARY 27, 1998, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO WAL-MART PROPERTIES, INC., OF RECORD IN BOOK 5932, PAGE 557, R.O.D.C. TN, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE FOLLOWING THE SOUTH LINE OF SAID WAL-MART PROPERTY; SOUTH 83° 45' 32" EAST 63.42 FEET TO AN IRON ROD (NEW), BEING THE SOUTHEAST CORNER OF WAL-MART, ALSO BEING THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT ELECTRIC POWER BOARD OF RECORD IN BOOK 3922, PAGE 468, R.O.D.C. TN; THENCE, FOLLOWING THE SOUTH LINE OF METROPOLITAN GOVERNMENT PROPERTY, SOUTH 83° 48' 00" EAST 304.75 FEET TO AN IRON ROD, (OLD), BEING A COMMON CORNER WITH LOT NO. 2 OF HERMITAGE MARKET PLACE; THENCE, FOLLOWING THE COMMON LINE WITH LOT NO. 2, SOUTH 00° 08' 34" WEST 180.84 FEET TO AN IRON ROD (OLD), BEING A COMMON CORNER WITH LOT NO. 1A OF HERMITAGE MARKET PLACE; THENCE FOLLOWING THE COMMON LINE WITH LOT NO. 1A, SOUTH 89° 59' 43" WEST 151.05 FEET TO AN IRON ROD (OLD); THENCE, SOUTH 55° 57' 48" WEST 81.55 FEET TO AN IRON ROD (OLD), BEING A NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09° 32' 04", A RADIUS OF 1,829.86 FEET, AN ARC LENGTH OF 304.51 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 28° 53' 13" WEST, 304.15 FEET TO THE POINT OF BEGINNING, CONTAINING 63,400 SQUARE FEET, OR 1.46 ACRES.

TOGETHER WITH ALL APPURTENANT RIGHTS AND EASEMENTS INCLUDING BUT NOT LIMITED TO, THOSE CONTAINED IN THE DECLARATION OF EASEMENTS, RESTRICTIVE COVENANTS, RESTRICTIONS AND CONDITION OF RECORD IN BOOK 10202, PAGE 607, AND THOSE CONTAINED IN RECIPROCAL CROSS PARKING EASEMENT AGREEMENT OF RECORD IN BOOK 10741, PAGE 821, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO STORE MASTER FUNDING IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM FFD-HERMITAGE, LLC, A DELAWARE LIMITED PARTNERSHIP BY DEED OF RECORD IN INSTRUMENT NO. 20130726-0077963, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO DESCRIBED AS:

BEING ALL OF THAT CERTAIN REAL PROPERTY LOCATED IN THE 12TH COUNCILMANIC OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND, LOCATED ON THE NORTHEASTERN RIGHT-OF-WAY OF OLD HICKORY BOULEVARD (165' PUBLIC R/W) AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY IMPERIAL CATERING COMPANY, INC. (DEED BOOK 20010720, PAGE 77197), THENCE RUNNING WITH THE NORTHEASTERN RIGHT-OF-WAY OF SAID OLD HICKORY BOULEVARD WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1829.86' AND A ARC LENGTH OF 304.36', ALSO HAVING A CHORD BEARING AND DISTANCE OF N 28°51'54" W 304.01 FEET TO A 1/2" REBAR FOUND (BENT) AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY WLM RETAIL TRUST (DEED BOOK 8456, PAGE 59), THENCE RUNNING ALONG THE COMMON LINE OF WLM RETAIL TRUST S 83°57'05" E 63.13 FEET TO A 1/2" REBAR FOUND AT THE COMMON CORNER OF PROPERTY OWNED

NOW OR FORMERLY BY METRO GOVERNMENT NE POWER BOARD (DEED BOOK 3922, PAGE 468), THENCE RUNNING WITH THE COMMON LINE OF SAID METRO GOVERNMENT NE POWER BOARD S 83°48'00" E 304.82 FEET TO A 1/2" REBAR FOUND AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY UP PROPERTIES OF TENNESSEE, LLC (DEED BOOK 20030407, PAGE 45695), THENCE RUNNING WITH THE COMMON LINE OF SAID UP PROPERTIES OF TENNESSEE, LLC S 00°08'02" W 180.88 FEET TO A NAIL FOUND AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY IMPERIAL CATERING COMPANY, INC., THENCE RUNNING WITH SAID IMPERIAL CATERING COMPANY, INC. S 89°57'55" W 151.01' TO A NAIL FOUND, THENCE S 55°57'25" W 81.62 FEET TO A 1/2" REBAR FOUND, THE POINT OF BEGINNING, CONTAINING 1.456 ACRES OR 63,419 SQUARE FEET, MORE OR LESS, ACCORDING TO A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR STORE CAPITAL, 5000 OLD HICKORY BOULEVARD, HERMITAGE, TN (FAMOUS DAVE'S RESTAURANT)", DATED JULY 11, 2013, PREPARED BY BARRETT SURVEYING GROUP, LLC, BEARING JOB NO. 13-06-05-2 1002.

TOGETHER WITH ALL APPURTENANT RIGHTS AND EASEMENTS INCLUDING, BUT NOT LIMITED TO, THOSE CONTAINED IN THE DECLARATION OF EASEMENTS, RESTRICTIVE COVENANTS, RESTRICTIONS AND CONDITIONS OF RECORD IN BOOK 10202, PAGE 607, AND THOSE CONTAINED IN RECIPROCAL CROSS PARKNG EASEMENT AGREEMENT OF RECORD IN BOOK 10741, PAGE 821, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Stefanie Robertson, 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.

Stefanie Robertson
Signature

State of AZ

County of Mar. copa

Personally appeared before me, [Melissa Violette], a notary public for this county and state, [Stefanie Robertson] 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