Karen Y Johnson Davidson County
Batch# 156403 DEEDWARRSP
11/02/2018 02:33:30 PM 7 pgs
Fees: $38.00 Taxes: $7,459.20
20181102-0108955

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| Document Prepared By:<br>Michael A. Myers<br>Kilpatrick Townsend & Stockton LLP<br>1001 W. Fourth Street<br>Winston-Salem, NC 27101-2400 | Grantor:<br>**Krispy Kreme Doughnut Corporation**<br>370 Knollwood Street<br>Winston-Salem, North Carolina 27103<br>Attention: Real Estate Department |
| Return To:<br>First American Title Insurance Company<br>30 North LaSalle St., Suite 2700<br>Chicago, IL 60602<br>Attn: Melanie L. Watson | Grantee and Send Tax Bills to:<br>**Broadstone KKD Portfolio, LLC**<br>c/o Broadstone Real Estate, LLC<br>800 Clinton Square<br>Rochester, NY 14604 |
| Property Information:<br>Store #64 – 408 Thompson Lane | Map and Parcel Number: 119-090-117.00 |

## SPECIAL WARRANTY DEED

## SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KRISPY KREME DOUGHNUT CORPORATION**, a North Carolina corporation, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto **BROADSTONE KKD PORTFOLIO, LLC**, a New York limited liability company, hereinafter called the **GRANTEE**, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This is improved property, known as 408 Thompson Lane, Nashville, TN 37211.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under GRANTOR, but no 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.

(signature appears on the following page)



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**OATH OF CONSIDERATION (MUST BE ON ALL DEEDS - EXECUTED BY GRANTEE)**

STATE OF NEW YORK
COUNTY OF MONROE

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $2,016,000.60.

By: _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2018.

_____
NOTARY PUBLIC

My Commission expires: March 22, 2020

SETH A. WEINSTEIN
Notary Public, State of New York
Qualified in Monroe County
No. 02WE6107256
Commission Expires March 22, 2020

**EXHIBIT A**
**LEGAL DESCRIPTION**

**Nashville, TN – Store #64**

Land in Davidson County, Tennessee, being Lots Nos. 21, 22, parts of lots 23, 24 and 25, on the Plat of the McLean Subdivision, as of record in Book 421, page 130, Register's Office for said County, described together according to a survey made by James A, Hamilton, Jr., Surveyor, dated November 24, 1967, as follows:

BEGINNING at an iron pin in the northerly margin of Thompson Lane, as widened, at the southwest corner of the property conveyed to John W. Rutledge and wife, by deed from F.R. Hester and wife, as of record in Book 2603, Page 212, said Register's Office; thence with the westerly line of the Rutledge property, northwardly 132.7 feet to an iron pin in the line between lots 22 and 23; thence with the line between said lots, easterly 3.7 feet to an iron pin in the westerly margin of an alley; thence with the margin of the same, northerly 100 feet to an iron pin at the corner of Lots 20 and 21; thence with the line between said lots, westerly 150 feet to an iron pin in the easterly margin of Grandview Avenue; thence with the margin of the same, southerly 162.7 feet to a point at the beginning of a curve; thence around said curve, southeasterly 19.77 feet to a point in the northerly margin of Thompson Lane; thence with the same, easterly 95.36 feet to the point of beginning.

Being the same property conveyed to Krispy Kreme Doughnut Corporation by Deed from William Lewis Rudolph, Trustee for the Tennessee Doughnut Employee Pension Plan, of record in Book 6121, Page 430, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. All matters shown on plat of record in Book 421, Page 130, in the Register's Office of Davidson County, Tennessee.



201811020108955

Witness our hands this 26th day of October, 2018.

**KRISPY KREME DOUGHNUT CORPORATION**, a North Carolina corporation

By: _____
Name: Kimberly A. Kennedy
Title: Senior Counsel & Assistant Secretary

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, and

- ☑ I have personal knowledge of the identity of the principal(s)
- ☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- ☐ A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kimberly A. Kennedy
*[insert name of person signing]*

Date: Oct. 26, 2018

_____
Melody J. Williams Notary Public
(print name)

(official seal)

My commission expires: January 4 2019

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF DAVIDSON
MELODY J. WILLIAMS
My Commission Expires 1.4.2019

# True Copy Certification

I, Cathy Hesseltine, 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.

Signature

State of Illinois

County of Cook

Personally appeared before me, Heather Vree, a notary public for this county and state, Cathy Hesseltine who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-8-18

Notary' Seal (if on paper)

OFFICIAL SEAL
HEATHER VREE
Notary Public - State of Illinois
My Commission Expires 12/08/2018