Karen Johnson Davidson County
Batch# 208658 DEEDWARR
03/22/2019 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $51,615.00
20190322-0026210

RECORD & RETURN TO:
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Attn: Jeremy Cherry

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $13,950,000.00.

Affiant

Subscribed and sworn to me on March 20, 2019.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #23652

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
ZE Sidco TN Realty LLC 157 East 57th Street, Unite 6C New York, NY 10022	NEW OWNER	13204001200

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **O'Charley's LLC**, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto **ZE Sidco TN Realty LLC**, a Delaware limited liability company, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Radnor Industrial Subdivision, of record as Instrument No. 20070711-0082809, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
>
> Being a portion of the same land conveyed to O'Charley's Inc., a Tennessee corporation, by Special Warranty Deed of record in Instrument No. 20011228-0144021, Register's Office of Davidson County, Tennessee; Affidavit Affecting Title, recorded as Instrument No. 20120611-0050715, of said Register's Office, converting O'Charley's Inc. to O'Charley's LLC, a Tennessee limited liability company.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is

unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS my/our hand(s) this ~~20th~~ 21st day of March, 2019.

O'CHARLEY'S LLC,
a Tennessee limited liability company

By: _____
W. Craig Barber, Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Victoria Kneedler, a Notary Public of said County and State, personally appeared **W. Craig Barber**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Executive Officer of **O'Charley's LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Executive Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Chief Executive Officer.

Witness my hand and seal, this 20th day of March, 2019.

_____
Notary Public, State of Tennessee

My Commission Expires: 11/8/2022

VICTORIA KNEEDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2022

Exhibit A
Permitted Exceptions

1. Property Taxes for the year 2019; a lien, but not yet due or payable, and all subsequent years.

2. Subject to all matters shown on the Plan of record as Instrument No. 20070711-0082809, Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5634, Page 919, Register's Office of Davidson County, Tennessee.

4. Anchor Easement of record Book 6756, Page 87 and Book 5756, Page 88, Register's Office of Davidson County, Tennessee.

5. Rights reserved with reference to uranium, thorium and all other materials essential to production of fissionable material as fully set out in deed to the State of Tennessee, of record in Book 1731, page 533, Register's Office of 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).