THIS INSTRUMENT PREPARED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
TERESA BEARDSLEY, ESQ.
6840 CAROTHERS PARKWAY, SUITE 200
FRANKLIN, TN 37067
File No: 1900032CTN

Karen Johnson Davidson County
Batch# 261775 DEEDWARRSP
07/25/2019 08:37:30 AM 6 pgs
Fees: $33.00 Taxes: $8,924.92
20190725-0072941

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
McDonald's Real Estate Company, a Delaware corporation	McDonald's Corporation (L/C: 041-0208)	16100030500
110 N. Carpenter Street	P.O. Box 182571	
Chicago, IL 60607-2101	Columbus, OH 43218-2571	

FOR AND IN CONSIDERATION of the sum of One ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **5620 NOLENSVILLE PIKE LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and does hereby transfer, grant and convey to **MCDONALD'S REAL ESTATE COMPANY**, a Delaware corporation ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 5744 Nolensville Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns; and we covenant that we are lawfully seized and possessed of said Property in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter on Exhibit B.

Grantor further covenants and binds itself to warrant and forever defend the title to said Property to said Grantees, its successors and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

STATE OF Illinois
COUNTY OF Cook The actual consideration for this transfer is $ 2,412,141.00

Affiant Timothy J Slattery, Senior Counsel

Subscribed and sworn to before me this 22nd day of July, 2019.

(Affix Seal)

Notary Public Amy Sukolowsky

My commission expires: 10/29/2020

OFFICIAL SEAL
AMY SUKOLOWSKY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jun 29, 2020

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the day of July, 2019.

5620 NOLENSVILLE PIKE LLC, a
Delaware limited liability company

By: _____
Name:
Title:

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the _____ of 5620 NOLENSVILLE PIKE LLC, a Delaware limited liability company, and is authorized by such company to execute this instrument on its behalf.

WITNESS my hand, at office, this _____ day of July, 2019.

_____
Notary Public
My commission expires _____

File No: 1900032CTN

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed as of the date first written above.

GRANTOR:

5620 Nolensville Pike LLC, a
Delaware limited liability company

By: Atlantic Coast Property Management LLC, a
Florida limited liability company
Its: Manager

By: _____
Name: Michael Outlaw
Its: Manager

STATE OF Minnesota
COUNTY OF Hennepin

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Outlaw 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 Atlantic Coast Property Management LLC, a Florida limited liability company the Manager of 5620 Nolensville Pike LLC, a Delaware limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Manager.

Witness my hand, at office, this 22nd day of July, 2019.

_____
Notary Public

My Commission Expires: 1-31-21

Notary Public

KURT WESTON BICKLER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2021

EXHIBIT "A"
Legal Description

Being the same property as a parcel of land located in Davidson County, Tennessee, all of Lot 2A, as shown on the Resubdivision Plat of Lot 2 on the Resubdivision of Lot 1 of South Plaza Shopping Center, as shown on plat of record in Instrument No. 20190422-0036902, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows.

Beginning at an iron pin found at the north west corner of Preferred Premium Properties, LLC as recorded in Instrument No. 20070830-010449, said point being the south west corner of the property herein described Tennessee State Plane (North: 624,200.3, East: 1,757,688.0);
Thence with the east margin of Nolensville Road, NORTH 04°39'24" WEST a distance of 297.10' to a pk nail found with Cherry washer in a drive entrance;
Thence with the south line of Realty Income Properties 19, LLC. as recorded in Instrument No. 20170526-0052866, SOUTH 85°07'15" EAST a distance of 297.57' to a pk nail found with Cherry washer in the asphalt;
Thence with the same, SOUTH 04°54'04" WEST a distance of 231.51' to a pk nail found with Cherry washer in the asphalt;
Thence with the north line of Preferred Premium Properties, LLC as recorded in Instrument No. 20070830-010449, SOUTH 70°55 '38" WEST a distance of 56.84' to a pk nail found;
Thence with the same, SOUTH 83°48'36" WEST a distance of 200.04' which is the point of beginning, having an area of 73,595.6 square feet, 1.69 acres.

Together with the appurtenant easements created by the Reciprocal Access and Cross Parking Easement and Property Maintenance Agreement of record in Book 6490, Page 204, as re-recorded in Book 6538, Page 731, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 5620 NOLENSVILLE PIKE LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20171005-0102539, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2019, a lien not yet due and payable.

2. Storm Water Detention Agreement of record in Book 6408, Page 878, in the Register's Office for Davidson County, Tennessee.

3. Reciprocal Access and Cross Parking Easement and Property Maintenance Agreement of record in Book 6490, Page 204, as re-recorded in Book 6538, Page 731, and as amended in Instrument No. 20071109-0132358, in the Register's Office for Davidson County, Tennessee.

4. Reciprocal Easement and Restrictive Covenant Agreement of record in Book 6644, Page 397, in the Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance for sanitary sewer lines and water main of record in Book 7026, Page 885, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Property Maintenance and Other Obligations of record in Instrument No. 20170526-0052865, in the Register's Office for Davidson County, Tennessee.

7. Subject to all matters shown on the Plan of record in Plat Instrument No. 20190422-0036902, in the Register's Office for Davidson County, Tennessee.

8. The following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Allen B. O'Leary, TN RLS No. 1987, WES Engineers & Surveyors, 2486 Nashville Highway, Columbia, TN 38401, dated February 7, 2019, last revised May 8, 2019:
   (a) Utility and drainage lines, with meters, valves, poles and other appurtenances; and
   (b) Encroachment of dumpster into easement area

True Copy Certification

I, Caitlin Jacopin, 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.

C. Jacopin
Signature

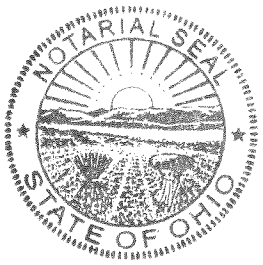
State of Ohio

County of Franklin

Personally appeared before me, Sherry Phillips a notary public for this county and state, Caitlin Jacopin 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: _____
Notary' Seal (if on paper)



SHERRY PHILLIPS
Notary Public, State of Ohio
My Commission Expires 02-23-2021