Karen Johnson Davidson County
Batch# 266583 DEEDWARRSP
08/05/2019 10:45:03 AM 4 pgs
Fees: $23.00 Taxes: $14,430.00
20190805-0077237

# SPECIAL WARRANTY DEED

TO: Nolensville Pike, GP
a Tennessee general partnership

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: Donelson Pike Restaurant Partners,
a Tennessee general partnership

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Nolensville Pike, GP<br>Attn: Joong Seo<br>3515 Harding Pike<br>Nashville, TN 37205 | Same | Map 106-16<br>Parcels 254 and 255 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

The actual consideration for this transfer is $3,900,000.00.

Affiant

Sworn to and subscribed before me, this 31st day of July, 2019.

Notary Public

My Commission Expires: _____

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donelson Pike Restaurant Partners**, a Tennessee general partnership (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Nolensville Pike, GP,** a Tennessee general partnership (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 2190 Nolensville Pike, Nashville, Davidson County, Tennessee 37217.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 31st day of July, 2019.

SELLER:

Donelson Pike Restaurant Partners,
a Tennessee general partnership

By: _____
George N. Spiva, General Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Kimberly J. Warrington, a Notary Public of said County and State, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of Donelson Pike Restaurant Partners, a Tennessee general partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as a General Partner.

Witness my hand and seal, at Office in Nashville, Tennessee this 29 day of July, 2019.

_____
Notary Public

My Commission Expires: June 12, 2020

KIMBERLY J. WARRINGTON NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

**EXHIBIT A**

**PROPERTY DESCRIPTION**

TRACT 1

Land in Davidson County, Tennessee, being Lot Nos. 31 and 32, as shown on the map entitled the Subdivision of the Jane Watkins' Tract, of record in Plan Book 2, page 108, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DONELSON PIKE RESTAURANT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from ALBERTO MARTINEZ, of record as Instrument No. 20150401-0028379, dated March 31, 2015, said Register's Office.

Included in the above property description, but specifically excluded therefrom, is that portion of land conveyed to the State of Tennessee by deed of record in Book 2021, page 418, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 33, as shown on the map entitled The Subdivision of the Jane Watkins Tract, of record in Plan Book 2, page 108, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to DONELSON PIKE RESTAURANT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from SHERLING LIMITED PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument Nos. 20180226-0017625, and 20180226-0017626, dated February 20, 2018, said Register's Office.

## EXHIBIT B

## PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Plan Book 2, page 108, Chancery Court for Davidson County, Tennessee. (tracts 1 and 2)

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4735, page 865, said Register's Office. (Tract 1)

4. Right-of-Way Deed of record in Book 2021, page 418, said Register's Office. (Tract 1)