Karen Johnson Davidson County
Batch# 293193 DEEDWARRSP
09/30/2019 01:53:30 PM 7 pgs
Fees: $38.00 Taxes: $29,600.00
20190930-0099359

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
JGC FOOD CO. LLC c/o Joshua Green Corporation 1425 4th Avenue, Suite 420 Seattle, WA 98101 Attention: Stanley McCammon	JGC FOOD CO. LLC c/o Joshua Green Corporation P.O. Box 21829 Seattle, WA 98111-3829 Attention: Jay Campbell	13204000900

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MCM (TN) LLC**, a Delaware limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **JGC FOOD CO. LLC**, a Washington limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

This is improved property known as 2960 Armory Drive, Nashville, Tennessee 37204.

Said property is conveyed subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its representatives and 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 the matters set forth on Exhibit B), but no further or otherwise.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 30th day of September, 2019

MCM (TN) LLC, a Delaware limited liability company

By: MCM MANAGER (TN) QRS 16-115, INC., a Delaware corporation, its managing member

By: _____
Name: Christopher Hayes
Title: Executive Director

STATE OF NEW YORK)

COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Christopher Hayes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Director of MCM MANAGER (TN) QRS 16-115, INC., a Delaware corporation, the managing member of MCM (TN) LLC, a Delaware limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 25th day of September, 2019.

_____
Notary Public

My Commission Expires:

12/4/2021

CRISTAL MARIA GARCIA
Notary Public – State of New York
NO. 01GA6367877
Qualified in New York County
My Commission Expires Dec 4, 2021

STATE OF NEW YORK)

COUNTY OF NEW YORK)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $8,000,000.00.

Affiant

Sworn to and subscribed before me this 25th day of September, 2019.

Notary Public

My Commission Expires:

12/4/2021

CRISTAL MARIA GARCIA
Notary Public – State of New York
NO. 01GA6367877
Qualified in New York County
My Commission Expires Dec 4, 2021

Exhibit A

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 ON THE FINAL PLAT OF RADNOR INDUSTRIAL SUBDIVISION OF RECORD AS INSTRUMENT NO. 20070711-0082809, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION;

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN IRON PIN SET IS A SET 5/8" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "K. CROWE #1979". ALL BEARINGS STATED HEREIN ARE BASED ON GEODETIC NORTH, OBSERVED BY GPS DATED 6/19/07.

BEGINNING AT AN IRON PIN FOUND ON THE EAST RIGHT OF WAY OF SIDCO DRIVE, 30' FROM CENTERLINE; SAID POINT BEING A COMMON CORNER TO HORRELL REFRIGERATION RECORDED IN DEED BOOK 4535, PAGE 85; THENCE ALONG SAID RIGHT OF WAY N 05° 55' 33" E A DISTANCE OF 568.91' TO AN IRON PIN FOUND.

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.30', ARC LENGTH OF 79.25', DELTA ANGLE OF 90° 16' 09", BEARING N 51° 02' 56" E, A DISTANCE OF 71.30 TO A P.K. NAIL SET IN THE SOUTHERN RIGHT OF WAY OF ARMORY DRIVE, 25' FROM CENTERLINE;

THENCE, ALONG SAID RIGHT OF WAY, S 84° 03' 29" E, A DISTANCE OF 749.78' TO A P.K. NAIL SET;

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00', ARC LENGTH OF 78.54', DELTA ANGLE OF 89° 59' 56", BEARING S 39° 03' 29" E, A DISTANCE OF 70.71' TO A P.K. NAIL SET;

THENCE, WITH THE WEST ROW OF CSX RAILROAD 05° 56' 31" W A DISTANCE OF 328.60' TO AN IRON PIN SET;

THENCE, WITH THE WEST LINE OF TRACT II AS RECORDED IN 20011225, PAGE 144021 S 22° 39' 05" W A DISTANCE OF 142.30' TO AN IRON PIN FOUND;

THENCE, S 41° 14' 03" W, A DISTANCE OF 321.42' TO A P.K. NAIL SET, A CORNER TO LOT 1, A PORTION OF THE O'CHARLEY'S INC. PROPERTY RECORDED IN DEED BOOK 20011228, PAGE 144021;

THENCE, ALONG THE LINE OF LOT 1 FOLLOWING THE NEXT 9 CALLS N 46° 22' 27" W A DISTANCE OF 67.22' TO A P.K. NAIL SET;

THENCE, N 25° 52' 27" W A DISTANCE OF 51.56' TO A P.K. NAIL SET;

THENCE, N 46° 22' 27" W A DISTANCE OF 168.74' TO A P.K. NAIL SET;

THENCE, S 89° 27' 17" WA DISTANCE OF 31.01' TO A P.K. NAIL SET;

THENCE, N 57° 05' 20" W A DISTANCE OF 63.66' TO A MASONRY NAIL SET IN CURB;

THENCE, N 46° 22' 26" W A DISTANCE OF 80.84' TO A P.K. NAIL SET;

THENCE, S 42° 45' 02" W A DISTANCE OF 155.90' TO A CHISELED "X" IN ROCK'

THENCE, N 45° 00' 52" W A DISTANCE OF 30.98' TO AN IRON PIN SET;

THENCE N 84° 04' 59" W A DISTANCE OF 138.40' TO THE POINT OF BEGINNING;

BEING THE SAME property conveyed to Grantor by deed from The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, of record at Instrument No. _201909300099358__, Register's Office for Davidson County, Tennessee.

Exhibit B

1) Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2) Subdivision restrictions, building lines and easements of record shown on plat(s) of record in Plat Book 3106, Page 45, as corrected by Surveyor's Certificate of Correction in Book 3370, Page 512; and Instrument No. 200707110082809, in the Register's Office of Davidson County, Tennessee.

3) Reservation of mineral rights and easements contained in Quitclaim Deed of record in Book 1731, Page 533, in the Register's Office of Davidson County, Tennessee.

4) Grant of Anchor Easement to The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the Said Metropolitan Government, of record in Book 5756, Page 88, in the Register's Office of Davidson County, Tennessee.

5) Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5634, Page 919 in the Register's Office of Davidson County, Tennessee.

6) Grant of Underground Foundation Easement to The Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of the Said Metropolitan Government, of record in Book 5756, Page 87 in the Register's Office of Davidson County, Tennessee.

7) Rights of the Railroad Company to expand its right of way to its full charter width.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

