This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 307855 DEEDWARRSP
10/29/2019 12:08:29 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20191029-0110901

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
NKB, LLC 757 Alameda Avenue Nolensville, TN 37135 Attn: Dixita Patel	[SAME]	147 03 0 064.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SSI NOLENSVILLE, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **NKB, LLC**, a Tennessee limited liability company ("***Grantee***"), and Grantee's successors and assigns, that certain parcel of land (the "***Property***") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is improved real property identified as Map/Parcel No. 147 03 0 064.00, located on Harding Place in Nashville, Davidson County, Tennessee.

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, Grantees' successors and assigns, forever.

Conveyance is made subject to the permitted exceptions listed on the attached **Exhibit B** (the "***Permitted Encumbrances***").

Grantor covenants with the Grantee, its successors and assigns that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of October 2019.

SSI NOLENSVILLE, LLC, a Tennessee limited liability company

By: _____

Name: Bradley E. McNutt

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Notary Public, of the state and county aforementioned, personally appeared Bradley E. McNutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president of **SSI NOLENSVILLE, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, as such president, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as president.

Witness my hand and seal, this 24th day of October 2019.

_____
Notary Public

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

My Commission Expires: 5/5/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,500,000.00.

_____
Affiant

Subscribed and sworn to before me this the 24th day of October 2019.

_____
Notary Public

My Commission Expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

EXHIBIT A

Description of the Property

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 5, ON THE PLAN OF FINAL PLAT/PARTITION, A RE-SUBDIVISION OF LOTS 2, 3 AND 5, THE FINAL PLAT OF BIG K, NOLENSVILLE PIKE AT HARDING PLACE AS OF RECORD IN INSTRUMENT NO. 20191011-0104632, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL (SET) IN THE NORTHERLY RIGHT-OF-WAY MARGIN OF HARDING PLACE (STATE ROUTE 255), RIGHT-OF-WAY WIDTH VARIES; SAID P.K. NAIL BEING SITUATED 113.87 FEET FROM THE SOUTHEAST CORNER OF LOT NO. 2 AS SHOWN ON THE PLAN OF FINAL PLAT/PARTITION, BIG K, NOLENSVILLE ROAD AT HARDING PLACE AS OF RECORD IN INSTRUMENT NO. 20061227-0159286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID P.K. NAIL BEING THE SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBEDTRACT; THENCE,

1. WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID HARDING PLACE (STATE ROUTE 255), SOUTH 67 DEGREES 07 MINUTES 52 SECONDS WEST, 502.58 FEET TO AN IRON ROD (SET) ON THE NORTHERLY PROPERTY LINE OF LOT NO. 1 ON THE PLAN OF FINAL PLAT, STOP-N-GO MARKET, AS OF RECORD IN PLAT BOOK 6015, PAGE 416, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE NORTHERLY PROPERTY LINE OF SAID LOT NO. 1, STOP-N-GO MARKET, IN PART, SOUTH 78 DEGREES 11 MINUTES 12 SECONDS WEST, 118.05 FEET TO A CONCRETE MONUMENT (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT NO. 4 ON THE PLAN OF FINAL PLAT, ELYSIAN PARK, SECTION 2, AS OF RECORD IN PLAT BOOK 2854, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE
3. WITH THE EASTERLY PROPERTY LINE OF SAID LOT NO. 4, ELYSIAN PARK, SECTION 2, NORTH 13 DEGREES 20 MINUTES 57 SECONDS WEST, 264.62 FEET TO AN IRON ROD (FOUND) ON THE EASTERLY TERMINUS OF COVENTRY DRIVE, A 60-FOOT WIDE PUBLIC RIGHT-OF-WAY; SAID IRON ROD ALSO BEING THE SOUTHWESTERLY PROPERTY CORNER OF LOT NO. 1 ON THE PLAN OF FINAL PLAT/PARTITION, RE-SUBDIVISION OF LOTS 1 AND 4, THE FINAL PLAT OF BIG K, NOLENSVILLE ROAD AT HARDING PLACE, AS OF RECORD IN INSTRUMENT NO. 20160629-0066141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
4. WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT NO. 1, RE-SUBDIVISION OF LOTS 1 AND 4, THE FINAL PLAT OF BIG K, NOLENSVILLE ROAD AT HARDING PLACE, NORTH 76 DEGREES 49 MINUTES 56 SECONDS EAST, 613.00 FEET TO A P.K. NAIL (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF SAID LOT NO. 1; THENCE,
5. LEAVING THE SOUTHEASTERLY PROPERTY CORNER OF SAID LOT NO. 1, AND WITH THE WESTERLY PROPERTY OF LOT NO. 5 AS SHOWN ON THE FINAL PLAT/PARTITION, A RE-SUBDIVISION OF LOTS 1 AND 4, THE FINAL PLAT OF BIG K, NOLENSVILLE PIKE AT HARDING PLACE AND LOT NO. 2, FINAL PLAT/PARTITION, BIG K, NOLENSVILLE ROAD AT HARDING PLACE, SOUTH 13 DEGREES 32 MINUTES 58 SECONDS EAST, 182.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 142,885 SQUARE FEET OR 3.28 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SSI NOLENSVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY IN INSTRUMENT NO. 20140731-0068253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2020, a lien not yet due and payable.

2. Restrictions of record as Instrument Number 20061206-0151018 and amended in Instrument No. 2016727-0077347 in the Register's Office for Davidson County, Tennessee.

3. Easement to Southern Bell Telephone & Telegraph Co. of record in Book 1065, Page 230, in the Register's Office for Davidson County, Tennessee and as shown on Survey.

4. 30 Foot Right of Way Easement/Cross Access Easement of record in Book 3897, Page 771, in the Register's Office for Davidson County, Tennessee and as shown on Survey.

5. Easement Agreement (for ingress/egress) of record in Book 11464, Page 477, in the Register's Office for Davidson County, Tennessee.

6. Sewer Easement of record in Book 4490, Page 210, Register's Office of Davidson County, Tennessee and as shown on Survey.

7. Memorandum of Lease by and between Davidson Partners, a Pennsylvania limited partnership and RTM Mid-America, Inc., an Indiana corporation, of record in Book 11464, Page 464, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Memorandum of Lease, dated October ___, 2019, by and between SSI Nolensville, LLC, a Tennessee limited liability company, and RTM Operating Company, LLC, a Delaware limited liability company, of record in Instrument No. 20191029-0110899, Register's Office for Davidson County, Tennessee, and terms and provisions of the underlying subject lease.

8. Protection Agreement by and between Davidson Partners, a Pennsylvania limited partnership and RTM Mid-America, Inc., an Indiana corporation of record in Book 11464, Page 469, Register's Office of Davidson County, Tennessee, as amended and restated in Amended and Restated Protection Agreement by and between RTM Operating Company, LLC, a Delaware limited liability company, as Tenant, and SSI Nolensville, LLC, a Tennessee limited liability company, as Landlord, dated October ____, 2019, of record in Instrument No. 20191029-0110900, Register's Office for Davidson County, Tennessee.

9. Memorandum of Lease by and between Davidson Partners, Lessor, and Hardee's Food Systems, Inc., Lessee, dated January 27, 2009, of record as Instrument No. 200903110021919, Register's Office for Davidson County, Tennessee; and terms and provisions of the underlying subject lease.

10. Subject to all matters shown on the Plan of record as Instrument Number 20191011-0104632, in the Register's Office for Davidson County, Tennessee.

11. All matters as shown on Survey No. 2019-526, prepared by James G. Terry, TN RLS# 2287, dated August 21, 2019 (the "Survey"), including the following:
    a. billboard near the southwesterly boundary;
    b. concrete billboards and pay phone located along the southeasterly boundary;
    c. "Protected Area" in the northeasterly portion
    d. underground electric line and electric box located in northwesterly portion;
    e. current building encroaches the 'no build area" of Cross Access Easement of record in Instrument No. 20160629-0066141, in the Register's Office for Davidson County, Tennessee.