This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 318235 DEEDWARRSP
11/21/2019 03:16:30 PM 6 pgs
Fees: $33.00 Taxes: $4,144.00
20191121-0120489

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Five Thousand B LLC 5141 Virginia Way Brentwood, TN 37027-7572	Five Thousand B LLC 5141 Virginia Way Brentwood, TN 37027-7572	Parcel No. 075-00-0-176.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **LAG INVESTMENTS HERMITAGE, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **FIVE THOUSAND B LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of November, 2019.

GRANTOR:

LAG INVESTMENTS HERMITAGE, LLC,
a Tennessee limited liability company

By: _____
Name: Gary Goodman
Its: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF SAN MATEO)

On this 20th day of November, 2019, before me, a Notary Public, personally appeared Gary Goodman, the Manager of LAG Investments Hermitage, LLC, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

[SEAL]

SHRUTI BHALLA
COMM # 2289547
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
My commission expires June 16, 2023

My Commission Expires: June 18 2023

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,120,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 20th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 5.25.20

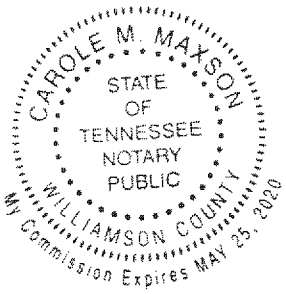


Exhibit "A"

Legal Description of Property

Land located in Davidson County, Tennessee, being Lot Number 1A on the Final Plat of Hermitage Market Place, Third Revision, as of record in Plat Book 8250, page 855, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a property corner, said property corner being located on the Northeasterly right-of-way of Old Hickory Boulevard and the Southwesterly property corner of the above referenced Parcel 165; thence along the aforesaid right-of-way following a curve to the right with a Delta 06 degrees 09 minutes 37 seconds; a Radius of 1,829.86 feet, a length of 196.74 feet, a Tangent of 98.46 feet, a Chord length of 196.64 feet, a Chord Bearing of North 36 degrees 44 minutes 04 seconds West to a point; thence North 55 degrees 57 minutes 48 seconds East, 81.55 feet to a point; thence North 89 degrees 59 minutes 43 seconds East, 151.01 feet, to a point; thence following a curve to the right with Delta of 74 degrees 17 minutes 39 seconds; a Radius of 37.48 feet, a length of 48.60 feet, a Tangent of 28.39 feet, a Chord length of 45.27 feet, a Chord Bearing of South 52 degrees 51 minutes 27 seconds East, to a point; thence South 15 degrees 42 minutes 37 seconds East 87.13 feet to a point, said point being on the Northerly property line of Parcel 122, Lot 9 of said Hermitage Market Place; thence following a curve to the left with a Delta of 31 degrees 46 minutes 45 seconds, a Radius of 230.00 feet, a length of 127.57 feet, a Tangent of 65.47 feet, a Chord length of 125.94 feet, a Chord Bearing of South 65 degrees 21 minutes 17 seconds West, to a point; thence South 49 degrees 27 minutes 55 seconds West, 60.82 feet to a point on said Northeasterly right-of-way of Old Hickory Boulevard and the point of beginning.

This legal description was prepared by Ronnie D. Lawery, Registration No. 1685, E. Roberts Alley and Associates, Inc., 230 Wilson Pike Circle, Brentwood, Tennessee 37027.

Being the same property conveyed to LAG Investments Hermitage, LLC, a Tennessee limited liability company by Special Warranty Deed of record in Instrument No. 20151026-0108400 Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 855, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10202, Page 607, Register's Office for Davidson County, Tennessee.

4. Reciprocal Cross Parking Easement Agreement of record in Book 107 41, Page 821, in the Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 7323, Page 649, in the Register's Office for Davidson County, Tennessee.

6. Driveway Easement of record in Book 6983, Page 998, in the Register's Office for Davidson County, Tennessee.

7. Nashville Electric Service Easement of record in Book 564 7, Page 515, in the Register's Office for Davidson County, Tennessee.

8. Right-of-Way Deed for Highway Purposes of record in Book 5125, Page 598, in the Register's Office for Davidson County, Tennessee.

9. Deed for an Easement for Sanitary Sewer Line of record in Book 3309, Page 135, in the Register's Office for Davidson County, Tennessee.

10. Nashville Electric Service Easement of record in Book 3948, Page 777, in the Register's Office for Davidson County, Tennessee.

11. Terms and Provisions of Lease by and between Imperial Catering Company, Inc., and Steak N. Shake Operations Inc., dated 7/19/2001 and recorded in Instrument No. 20010720-0077198.

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

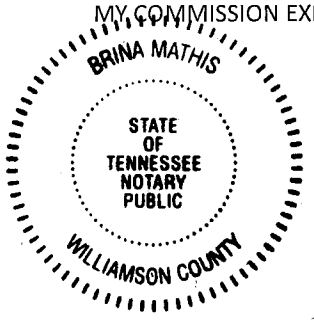
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(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).