When recorded return to:
Fidelity National Title - NCS DIV
Attn.: Patricia Perez
One East Washington Street Suite 450
Phoenix, AZ. 85004
602-343-7556

Karen Johnson Davidson County
Batch# 336439 DEEDWARRSP
12/30/2019 01:36:30 PM 6 pgs
Fees: $33.00 Taxes: $2,960.00
20191230-0134462

Master Escrow No.: Z1931240-KJV

Escrow No.:Z1931259-KJV

DO NOT REMOVE THIS COVER SHEET IT IS NOW PART OF THE RECORDED DOCUMENT

DOCUMENT TO RECORD

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Nathan P. Humphrey, Esq.
Kutak Rock LLP
1801 California Street, Suite 3000
Denver, CO 80202

SPECIAL WARRANTY DEED
(Tennessee)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
O'Charley's LLC 3038 Sidco Drive Nashville, TN 37204	O'Charley's LLC 3038 Sidco Drive Nashville, TN 37204	034-02-0-066.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STORE SPE O'CHARLEY'S, LLC,** a Delaware limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **O'CHARLEY'S LLC**, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

This is improved property known as 912 Rivergate Parkway, Goodlettsville, Tennessee 37072.

Grantor covenants that it is lawfully seized in fee of the foregoing real estate and has good right to sell and convey the same. Grantor covenants and binds itself and its 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 all matters of public record on the date of this deed, but no further or otherwise.

[Remainder of Page Intentionally Blank. Signature(s) to follow.]

IN WITNESS WHEREOF, Grantor executed this instrument on this 11 day of December, 2019.

STORE SPE O'CHARLEY'S, LLC, a Delaware limited liability company

By: _____
Name: Lori Markson
Title: Senior Vice President

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a Notary Public, Lori Markson, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the SVP of STORE SPE O'CHARLEY'S, LLC, a Delaware limited liability company, and is authorized by the corporation to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 11th day of December, 2019.

Michelle Bell
Notary Public

My Commission Expires:

January 7, 2022

MICHELLE BELL
Notary Public - Arizona
Maricopa County
My Commission Expires
January 7, 2022

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $800,000.00.

Affiant

Sworn to and subscribed before me this 13th day of December, 2019.

PHILLIP A. PURCELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

March 8, 2021

EXHIBIT A
PROPERTY DESCRIPTION

Street Address: 912 Rivergate Parkway, Goodlettsville, TN 37072

Legal Description:

LAND in Davidson County, Tennessee, being Lot No. E, on the Plan of Lot E, revised, Rivergate Park, as shown on plat of record in Plat Book 4595, page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to STORE SPE O'Charley's, LLC, a Delaware limited liability company, by Quitclaim Deed recorded at Instrument No. 20120222-0015080 in the Register's Office for Davidson County, Tennessee.

Tax Parcel 034-02-0-066.00

Store #204

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

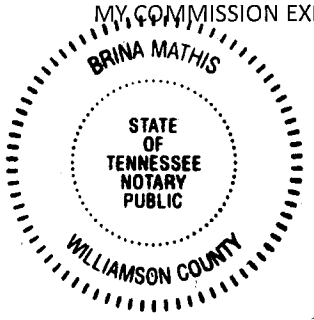
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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).