FROM: WOODLAND PARTNERS LP, a Tennessee limited partnership
TO: RAMAN G. DAYAL

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Raman G. Dayal 211 North First Street Nashville, Tennessee 37204	(same)	Map 82 15, Parcels 222 & 223

THIS INSTRUMENT PREPARED BY: Robert R. Campbell, Jr., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is FIVE MILLION FOUR HUNDRED SIX THOUSAND EIGHT HUNDRED SIXTY-TWO AND 50/100 DOLLARS ($5,406,862.50).

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2020.

Notary Public

My Comm. Expires

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Karen Johnson Davidson County
Batch# 363181 DEEDWARRSP
02/26/2020 10:11:41 AM 6 pgs
Fees: $33.00 Taxes: $20,005.40
20200226-0021301

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, WOODLAND PARTNERS LP, a Tennessee limited partnership ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto RAMAN G. DAYAL ("**Grantee**"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is improved property commonly known as 110 Interstate Drive and 225 Woodland Street, Nashville, Davidson County, Tennessee 37213.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever.

Grantor covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to the Permitted Exceptions, to which this conveyance is expressly made subject.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of February 25, 2020.

GRANTOR:

WOODLAND PARTNERS LP,
a Tennessee limited partnership

By: Woodland Partners GP LLC,
an Illinois limited liability company,
its General Partner

By: _____
Name: Donald J. Allen
Title: Manager

STATE OF ILLINOIS)

COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald J. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of Woodland Partners GP LLC, an Illinois limited liability company, the General Partner of Woodland Partners LP, the within named bargainor, a Tennessee limited partnership, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as the Manager of Woodland Partners GP LLC, the General Partner of the limited partnership.

WITNESS my hand and seal, at office in Chicago, Illinois, this the 24th day of February, 2020.

_____
NOTARY PUBLIC

[SEAL]

My Commission Expires: June 6, 2020

PENELOPE A FAULKNER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 6, 2020

4834-6408-3893

EXHIBIT A

THE PROPERTY

TRACT 1

Map 82-15, Parcel 222 (known as 110 Interstate Drive, Nashville, Tennessee 37213):

LAND IN DAVISON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE RESUBDIVISION OF LOTS 114 THROUGH 119, SHELBY'S THIRD ADDITION TO EDGEFIELD, AS OF RECORD IN PLAT BOOK 8250, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being a portion of the property conveyed to Woodland Partners LP, a Tennessee limited partnership, by deed from Morris A. Thurman, Jr. and Charles A. Leach, tenants in common, of record as Instrument No. 20160301-0019493, said Register's Office.

TRACT 2

Map 82-15, Parcel 223 (known as 225 Woodland Street, Nashville, Tennessee 37213):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE RESUBDIVISION OF LOTS 114 THROUGH 119, SHELBY'S THIRD ADDITION TO EDGEFIELD, AS OF RECORD IN PLAT BOOK 8250, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Woodland Partners LP, a Tennessee limited partnership, by deed from Ironpower Properties, a Tennessee general partnership, of record as Instrument No. 20160302-0019975, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments for 2020 and subsequent years, which are a lien and not yet due and payable, for Map-Par. Nos. 082-15-0-222.00 and 082-15-0-223.00.

2. Matters shown on the Plan of record in Plat Book 8250, Page 23, Register's Office for Davidson County, Tennessee. (Tracts 1 and 2)

3. Subject to a street closing and any easement(s) retained in Ordinance No. 72-104, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee. (Tracts 1 and 2)

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8766, Page 435, said Register's Office. (Tract 2)

5. Subject to a street closing and any easement(s) retained in Ordinance No. 65-559, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee. (Tracts 1 and 2)

6. Permanent Utility Pole and Anchor Easement of record in Book 11652, Page 556, said Register's Office. (Tracts 1 and 2)

7. Overhead Easement to Nashville Electric Service of record in Book 8464, Page 835, said Register's Office. (Tracts 1 and 2)

8. Permit to Southern Bell Telephone of record in Book 3993, Page 718, said Register's Office. (Tracts 1 and 2)

9. Right-of-Way Agreement of record in Book 4077, Page 565, said Register's Office. (Tracts 1 and 2)

10. Restrictive Covenants of record in Book 10078, Page 364, and in Book 10169, Page 1, as supplemented in Book 11625, Page 241, said Register's Office. (Tracts 1 and 2)

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8789, Page 977, said Register's Office. (Tract 1)

12. Notice of Land Use Restrictions of record as Instrument No. 20160217-0014839, said Register's Office. (Tract 1)

13. Notice of Land Use Restrictions of record as Instrument No. 20160217-0014838, said Register's Office. (Tract 2)

14. Ingress/Egress Easement of record in Book 3164, Page 631, said Register's Office. (Tracts 1 and 2)

15. All matters shown on the Plan of record in Plat Book 21, Page 43, said Register's Office. (Tract 1)

16. Restrictions of record in Book 3616, Page 355 and Book 3616, Page 359 (Tracts 1 and 2)

17. All matters shown or disclosed on that certain ALTA/NSPS Land Title Survey prepared by Clifford McGill, Tennessee Registered Land Surveyor No. RLS 2699, of Azimuth Land Surveying, last dated February 20, 2020, and identified as File Number AZ 669. (Tract 1)

18. All matters shown or disclosed on that certain ALTA/NSPS Land Title Survey prepared by Clifford McGill, Tennessee Registered Land Surveyor No. RLS 2699, of Azimuth Land Surveying, last dated February 20, 2020, and identified as File Number AZ 670. (Tract 2)

19. Store No. 1223 Restaurant Lease dated January 22, 2007, between Shoney's Properties Group 3, LLC, as landlord, and Shoney's Tenn. 1, LLC, as tenant, as amended by Lease Addendum dated April 28, 2009, First Amendment to Lease dated February 1, 2019, and Second Amendment to Store No. 1223 Restaurant Lease dated as of January 15, 2020, and as assigned by Lease Assignment dated July 10, 2008, Lease Assignment dated July 1, 2015, and Lease Assignment dated February 29, 2016. (Tracts 1 and 2)