Karen Johnson Davidson County
Batch# 381826 DEEDWARRSP
04/03/2020 03:05:45 PM 3 pgs
Fees: $18.00 Taxes: $6,243.75
20200403-0036089

FROM: Myatt Drive Properties, LLC

TO: Tennessee Donuts Realty, LLC

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Tennessee Donuts Realty, LLC 690 Myatt Drive Madison, Tennessee 37115	(same)	Map 34-6-B Parcel 1

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 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 $1,687,500.00.

Yvonne Hall
Affiant

Subscribed and sworn to before me, this the 3 day of April, 2020.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Gomaz
Notary Public

My Comm. Expires: 7-5-21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Myatt Drive Properties, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Tennessee Donuts Realty, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Unit A of the Myatt Drive Land Condominium described in the Declaration Establishing Myatt Drive Land Condominium of record as Instrument No. 20180123-0007097, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration Establishing Myatt Drive Land Condominium of record as Instrument No. 20190311-0022126, said Register's Office, together with the undivided percentage interest in the

Common Elements appurtenant to each Unit as set forth in Exhibit E of the Declaration Establishing Myatt Drive Land Condominium. Reference is hereby made to the plat of Myatt Drive Land Condominium of record as Exhibit D to the Declaration Establishing Myatt Drive Land Condominium, as amended, for a more complete identification and description of Unit A.

Being part of the property conveyed to Myatt Drive Properties, LLC, a Tennessee limited liability company, by deed from Rivergate Partners, a Tennessee general partnership, of record as Instrument No. 20141202-0110424, said Register's Office. This conveyance is pursuant to the exercise of the option to purchase contained in the lease between Myatt Drive Properties, LLC and Nashville CML, LLC, described below. Such option to purchase has been assigned to said Grantee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below:

1. Metro Nashville Davidson County Taxes for 2020 and subsequent years.

2. Terms and Conditions of the Declaration establishing Myatt Drive Land Condominium, of record as Instrument No. 20180123-0007097, said Register's Office, as amended by First Amendment to the Declaration Establishing Myatt Drive Land Condominium, of record as Instrument No. 20190311-0022126, said Register's Office.

3. All matters shown on the plan of record as Instrument No. 20101102-0087855, said Register's Office.

4. Subject to a 50 foot ingress and egress easement as set forth on the plan of record as Instrument No. 20070918-0111611, said Register's Office.

5. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 5106, page 555, said Register's Office.

6. Deed of Easement and Covenant Agreement, of record in Book 7537, page 401, said Register's Office.

7. Declaration of Easements, of record as Instrument No. 20020607-0069831, said Register's Office.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record as Instrument No. 20160914-0096435, said Register's Office.

9. Electric Line Easement, of record as Instrument No. 20171024-0109091, said Register's Office.

10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record as Instrument No. 20181023-0105068, said Register's Office.

11. Memorandum of Lease and Option to Purchase between Myatt Drive Properties, LLC and Nashville CML, LLC, of record as Instrument No. 20181114-0112329, said Register's Office.

This is improved property located at 690 Myatt Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under 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.

WITNESS its hand this 3 day of April, 2020.

MYATT DRIVE PROPERTIES, LLC, a Tennessee limited liability company

By: _____
William Hostettler, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William Hostettler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of Myatt Drive Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of April, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 3/7/23

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

4849-6566-5205.2