Karen Johnson Davidson County
Batch# 383808 DEEDWARR
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Fees: $23.00 Taxes: $10,179.60
20200409-0037578

This Instrument Prepared By:
Long, Ragsdale & Waters, P.C.
1111 N. Northshore Drive, Suite S-700
Knoxville, TN. 37919

CLT CODE: 065 13 0 107.00

LIMITED WARRANTY DEED

THIS INDENTURE is made this 12th day of March, 2020, between **HILL/GRAY SEVEN, L.L.C.,** a Florida limited liability company ("Grantor"), and **COVE FAST FOOD 16 ST, LLC,** a Delaware limited liability company, as signatory trustee of **COVE FAST FOOD 16 DST,** a Delaware statutory trust ("Grantee").

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash, and other good and valuable consideration, to us in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises, to wit:

> SITUATED in Davidson County, Tennessee, and being Lot 1, Lealand Bush Subdivision, as shown by map recorded in Book 5800, page 44, in the Davidson County Register's Office, and being more particularly described as follows: BEGINNING at an iron rod on the northerly right-of-way of Lebanon Pike, U.S. Hwy. 70, said point being the southwesterly corner of subject tract and the southeasterly corner of property of JB Management, LLC (Instr. No. 20120123-0006401); thence leaving said right-of-way with the JB Management, LLC, property line, North 10 deg. 00 min. 54 sec. West, 235.93 feet to an iron rod; thence with the property of Mertie Ann McDonald (Book 9853, page 802), North 82 deg. 34 min. 23 sec. East, 44.22 feet to a nail; thence North 76 deg. 23 min. 34 sec. East, 145.51 feet to an iron rod; thence South 10 deg. 06 min. 24 sec. East, 210.46 feet to a nail on the northerly right-of-way of Lebanon Pike; thence with said right-of-way, South 75 deg. 44 min. 46 sec. West, 28.61 feet to a nail; thence with a curve to the right, having a radius of 2,036.04 feet, South 75 deg. 56 min. 52 sec. West, 7.11 feet to a nail; thence South 14 deg. 01 min. 59 sec. East, 24.98 feet to a nail; thence with a curve to the right, having a radius of 2,061.04 feet, South 78 deg. 07 min. 33 sec. West, 155.94 feet to the point of BEGINNING.

BEING the same property conveyed to Hill/Gray Seven L.L.C., a Florida limited liability company, by Special Warranty deed of record in Instrument No. 20160105-0000981 Register's Office for Davidson County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever, subject to the exceptions to title and to warranties set forth herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

Grantor does hereby covenant with Grantee and warrants that Grantor possesses fee simple title to the premises, and that the premises are not encumbered except as listed on **Exhibit A**; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder set its hand and seals the day and year first above written.

HILL/GRAY SEVEN, L.L.C.

By: _____
Drew Hill, Manager

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~KNOX~~ Seminole

Before me, a notary public of the state and county aforesaid, personally appeared **DREW HILL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be Managing Member of **HILL/GRAY SEVEN, L.L.C.**, the within named bargainor, a Florida limited liability company, and that he as such manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such manager.

WITNESS my hand and seal this 10th day of March, 2020.

_____
Notary Public

My Commission Expires: 02/11/2023

Notary Public State of Florida
Margaret O Ramsey
My Commission GG 285474
Expires 02/11/2023

STATE OF TENNESSEE
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ $2,751,243.00.

_____
Affiant

Sworn to and subscribed before me, this 12th day of March, 2020.

_____
Notary Public

My Commission Expires: 12/4/23

SEND TAX BILLS TO:

Cove Capital Investments, LLC
21515 Hawthorne Blvd, Suite 360
Torrance, CA 90503
Attn: Dwight Kay

PROPERTY ADDRESS:

4774 Lebanon Pike
Hermitage, Tennessee 37076

Map/Parcel 06513010700

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

EXHIBIT A

PERMITTED ENCUMBRANCES

1. Taxes for the year 2020, and all subsequent years.

2. all matters shown on the Plan of record in Plat Book 5800, Page 44, Register's Office for Davidson County, Tennessee

3. Permanent drainage easement and slope easement of record in Book 10364, Page 833, in the Register's Office for Davidson County, Tennessee

4. Utility easement of record in Book 3931, Page 377, in the Register's Office for Davidson County, Tennessee

5. Agreement for dedication of easement for sanitary sewers and/or storm drainage water mains, pumps and appurtenances of record in Instrument Number 20160126-0007253, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160126-0007331, in the Register's Office for Davidson County, Tennessee

7. Terms and provisions of the Land and Building Lease Agreement, by and between Hill/Gray Seven, LLC, a Florida limited liability company, Lessor, and Bojangles' Restaurants, Inc., a Delaware corporation, Lessee, and the Memorandum thereof of record in Instrument Number 20160105-0000982, in the Register's Office for Davidson County, Tennessee.

8. Any rights, easements, interests or claims which may exist by reason of or reflected by any matters shown on the survey prepared by John S. Patteson, RLS No. 1829, dated November 6, 2015, including the following: a. 25 foot utility easement crossing the property (under building); b. 15 foot drainage easement crossing the property (under building); c. drainage easement at the southwest corner of the property; d. sanitary sewer line crosses the south part of the property; e. overhead utility line serving the existing building crosses the properties adjoining on the north and south; f. gas line serving the existing building crosses the property adjoining on the south; g. 30 foot front setback line and 20 foot rear setback line.

Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the 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 state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

