This Instrument Was Prepared:
Jack F. King, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 399809 DEEDWARRSP
05/13/2020 04:08:30 PM 6 pgs
Fees: $33.00 Taxes: $10,360.00
20200513-0049917

Address New Owner(s):
Ridgefield Properties
515 Church Street
Suite 3703
Nashville, TN 37219-3009

Send Tax Bills to:
New Owner

Map and Parcel No.:
Map: 092-15-0
Parcel: 178.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KRISPY KREME DOUGHNUT CORPORATION, a North Carolina corporation, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to RIDGEFIELD PROPERTIES, a Tennessee general partnership, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 2103 Elliston Place, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey it. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

As further consideration for this conveyance, and by acceptance of the title conveyed hereby, Grantee shall assume Grantor's indemnity and defense obligations to Exxon Corporation ("Exxon") as described in the Special Warranty Deed delivered by Exxon to Grantor and recorded in Book 9428, Page 390, in the Register's Office of Davidson County, Tennessee (the "Prior Deed"), which indemnity and defense obligations (including the conditions and limitations related thereto) are incorporated by reference as if fully set forth herein, but only to the extent any contamination of the types described in the Prior Deed occurs on or after the date of this instrument, and only to the extent any such contamination is not caused by the Grantor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2020.

KRISPY KREME DOUGHNUT CORPORATION,
a North Carolina corporation

By: _____
Levi Hetrick, Vice President

STATE OF NORTH CAROLINA)
COUNTY OF ~~MECKLENBURG~~ Iredell)

Before me Nathan W. Johnson, a Notary Public in and for said State, duly commissioned and qualified, personally appeared Levi Hetrick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be a Vice President of KRISPY KREME DOUGHNUT CORPORATION, a corporation, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him/herself as such officer.

WITNESS my hand and seal at office this 7th day of May, 2020.

_____
Notary Public
My Commission Expires: 02/27/2025

Nathan W. Johnson
Notary Public
Iredell County
North Carolina
My Commission Expires 2/27/2025

STATE OF NORTH CAROLINA)
)
COUNTY OF ~~MECKLENBURG~~ Iredell)

The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00.

Affiant:

KRISPY KREME DOUGHNUT CORPORATION

By: _____
Levi Hetrick, Vice President

Subscribed and sworn to before me this 7th day of May, 2020.

Nathan W. Johnson
Notary Public
Iredell County
North Carolina
My Commission Expires 2/27/2025

_____
Notary Public
My Commission Expires: 02/27/2025

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT 2 OF ELLISTON PLACE KRISPY KREME, A RESUBDIVISION OF PORTIONS OF LOTS 1, 2 AND 3 OF MELLIER'S SUBDIVISION, OF RECORD IN BOOK 8250, PAGE 352, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING PROPERTY CONVEYED TO KRISPY KREME DOUGHNUT CORPORATION, A NORTH CAROLINA CORPORATION, BY DEED FROM EXXON CORPORATION, A NEW JERSEY CORPORATION, AS SUCCESSOR IN INTEREST TO HUMBLE OIL & REFINING COMPANY, A DELAWARE CORPORATION, OF RECORD IN BOOK 9428, PAGE 390, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on plat(s) of record in Book 8250, Page 352, in the Register's Office of Davidson County, Tennessee.

3. Matters contained in Deed of record in Book 9428 Page 390, in the Register's Office of Davidson County, Tennessee.

4. All matters that would be disclosed by an accurate survey and physical inspection of the subject property.

5. All matters and exceptions which are set forth in any policy of title insurance obtained by Grantee in conjunction with the Grantee's acquisition of the subject property.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

