Karen Johnson Davidson County
Batch# 451077 DEEDWARRSP
08/05/2020 02:17:30 PM 6 pgs
Fees: $33.00 Taxes: $5,572.20
20200805-0087050

This instrument was prepared by:
Robert E. Leonard
Nelson Mullins Riley & Scarborough LLP
150 4th Avenue North, Suite 1100
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Karl and Ann Peters 4425 Sheppard Place Nashville, TN 37205	[SAME]	147 03 0 066.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SSI NOLENSVILLE, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **KARL AND ANN PETERS**, husband and wife (collectively "***Grantee***"), and Grantee's heirs, successors and assigns, that certain parcel of land (the "***Property***") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is improved real property identified as Map/Parcel No. 147 03 0 066.00, located at 4097 Nolensville Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

Conveyance is made subject to the permitted exceptions listed on the attached **Exhibit B** (the "***Permitted Encumbrances***").

Grantor covenants with the Grantee, their heirs, successors and assigns that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons claiming by, through or under the 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of August 2020.

SSI NOLENSVILLE, LLC, a Tennessee limited liability company

By: _____
Name: Bradley E. McNutt
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Notary Public, of the state and county aforementioned, personally appeared Bradley E. McNutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president of **SSI NOLENSVILLE, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, as such president, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as president.

Witness my hand and seal, this 3rd day of August 2020.

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tammy Rhoades
Notary Public

My Commission Expires: July 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,506,000.00.

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Affiant

Subscribed and sworn to before me this the 3rd day of August 2020.

Tammy Rhoades
Notary Public

My Commission Expires: July 3, 2023

EXHIBIT A

Description of the Property

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT 3 ON THE FINAL PLAT/RE-SUBDIVISION OF LOTS 2, 3 AND 5 OF THE FINAL PLAT OF BIG K (THE "***RESUBDIVISION PLAT***"), OF RECORD AS INSTRUMENT NO. 201910110104632, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH IS ATTACHED AS **EXHIBIT A-1** HERETO.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SSI NOLENSVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY IN INSTRUMENT NO. 201407310068253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT A-1

RESUBDIVISION PLAT

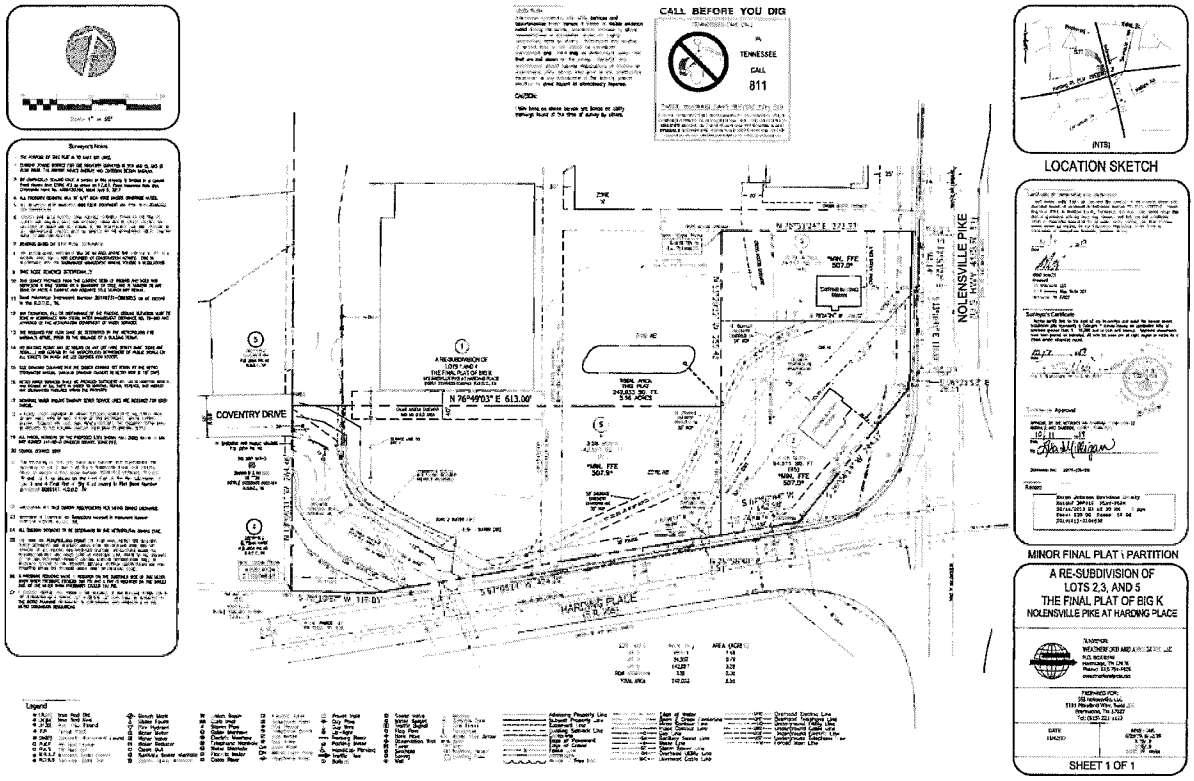


EXHIBIT B

Permitted Encumbrances

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

2. Subject to all matters shown on the Plan of record as Instrument Number 20191011-0104632, in the Register's Office for Davidson County, Tennessee.

3. Easement to Southern Bell Telephone & Telegraph Co. of record in Book 1065, Page 230, in the Register's Office for Davidson County, Tennessee.

4. 30-foot Right of Way Easement/Cross Access Easement of record in Book 3897, Page 771, in the Register's Office for Davidson County, Tennessee.

5. Easement Agreement (for ingress/egress) of record in Book 11464, Page 477, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants and Restrictions, of record as Instrument Number 20061206-0151018 and amended in Instrument No. 2016727-0077347, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Non-exclusive Utility Construction and Access Easements, of record as Instrument No. 20160727-0077348, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities & Systems, of record in Instrument No. 20180830-0085959, in the Register's Office for Davidson County, Tennessee.

9. Memorandum of Lease by and between Davidson Partners, a Pennsylvania limited partnership and RTM Mid-America, Inc., an Indiana corporation, of record in Book 11464, Page 464, Register's Office for Davidson County, Tennessee, as affected by Order on Third Motion to Assume and Assign Leases of Store Locations in Book 11464, Page 447, Register's Office for Davidson County, Tennessee, and Lease Assignment and Assumption Agreement in Book 11589, Page 451, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Memorandum of Lease, of record in Instrument No. 201910290110899, Register's Office for Davidson County, Tennessee, and terms and provisions of the underlying subject lease.

10. Protection Agreement by and between Davidson Partners, a Pennsylvania limited partnership and RTM Mid-America, Inc., an Indiana corporation of record in Book 11464, Page 469, Register's Office of Davidson County, Tennessee, as amended and restated in Amended and Restated Protection Agreement by and between RTM Operating Company, LLC, a Delaware limited liability company, as Tenant, and SSI Nolensville, LLC, a Tennessee limited liability company, as Landlord, dated October 25, 2019, of record in Instrument No. 201910290110900, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Matt Foster, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster 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: 06/21/2021

Notary Seal:

