THIS INSTRUMENT PREPARED BY:
Harrison & Gammons, P.C.
Stewart W. Hornor
2430 L&N Drive
Huntsville, AL 35801

OWNER AND TAX RESPONSIBILITY:
LeeHwy LLC
345 State Farm Parkway
Birmingham, AL 35209

TAX ID: 106 00 0 074.00

Karen Johnson Davidson County
Batch# 470909 DEEDWARRSP
09/04/2020 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20200904-0101392

SPECIAL WARRANTY DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, **PICCADILLY HOLDINGS, LLC, a Delaware limited liability company**, hereinafter referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto **LEEHWY LLC, an Alabama limited liability company** hereinafter referred to as Grantee, its successors and assigns, the following described real estate situate and lying in the 1st Civil District, 16th Coucilmanic District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> **Land in the 1st Civil District, 16th Councilmanic District of Davidson County, Tennessee, and being Lot No. 1 as shown on the Final Plat of National Construction Company, Piccadilly Cafeterias, Inc., of record in Book 6900, Page 994, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.**
>
> **SOURCE OF TITLE: Being the same property conveyed to Piccadilly Holdings, LLC by deed dated July 13, 2017, and recorded July 21, 2017, as Document Number 2017072109964175, Register's Office of Davidson County, Tennessee**

TO HAVE AND TO HOLD said real estate unto the said **GRANTEE**, its successors and assigns forever.

GRANTOR covenants with the said **GRANTEE**, that it is lawfully seized and possessed of said real estate, that it has a good title thereto and a perfect right to convey the same, and that the same is free and unencumbered, except for (i) easements, restrictions, and rights of way of record, (ii) zoning matters, and (iii) current property taxes not yet due and payable.

And **PICCADILLY HOLDINGS, LLC** further covenants and binds itself, its successors, assigns, and representatives to forever warrant and defend the title to said real estate unto the said **GRANTEE**, its successors and assigns, against the lawful claims of all persons claiming under said **GRANOR**, but not otherwise.

[ALL SIGNATURES APPEAR ON THE FOLLOWING PAGE]

WITNESS my hand on this 2nd day of September, 2020.

GRANTOR:

PICCADILLY HOLDINGS, LLC, a Delaware limited liability copmany

By: David Fabian
Its: CDO

STATE OF Texas)
COUNTY OF Tarrant)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, DAVID FABIAN, whose name as CDO of PICCADILLY HOLDINGS, LLC, a Delaware limited liability company is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, he, as such CDO, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 3 of September, 2020.

VICKI BLANCETT
My Notary ID # 128882501
Expires February 13, 2024

Notary Public: Vicki Blancett
My Commission Expires: 2/13/2024

STATE OF Texas)
COUNTY OF Tarrant)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$2,050,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

VICKI BLANCETT
My Notary ID # 128882501
Expires February 13, 2024

AFFIANT

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

NOTARY PUBLIC/REGISTER
My Commission Expires: 2/13/2024

True Copy Certification

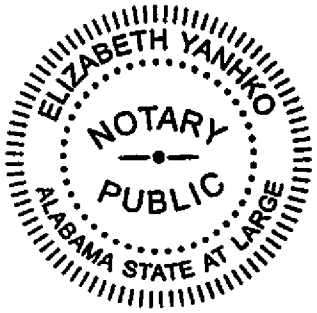
I, Stewart W. Hornor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stewart W. Hornor

State of Alabama

County of Madison

Personally appeared before me, Elizabeth Yanhko, a notary public for this county and state, Stewart W. Hornor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Elizabeth Yanhko

My Commission Expires: 02/18/2024