Karen Johnson Davidson County
Batch# 486893 DEEDWARRSP
09/30/2020 04:09:30 PM 4 pgs
Fees: $23.00 Taxes: $11,710.50
20200930-0113002

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

FROM: Coastal King, Ltd. (the "GRANTOR")

TO: Matterhorn Ventures, LLC (the "GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
11 E. Adams Street, Suite 900 Chicago, IL 60603	SAME	Wilson: 052-008.04 Davidson: 65-13/104

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Three Million One Hundred Sixty Five Thousand and No/100's Dollars ($3,165,000.00), the receipt and sufficiency of which is hereby acknowledged, Coastal King, Ltd., a Texas Limited Partnership, has bargained and sold, and by these presents does transfer and convey unto Matterhorn Ventures, LLC, a Delaware Liability Company, its successors and assigns, a certain tract or parcel of land located partially in Davidson County, Tennessee and partially in Wilson County, Tennessee, described as follows, to wit:

> REAL estate located partially in Wilson and partially in Davidson County, Tennessee, and described as follows:
>
> BEING Lot No. "B" on the Plan of the Resubdivision of Shiloh Park Addition as of record in Plat Book 16, Page 528, Register's Office of Wilson County, Tennessee, to which plat reference is here made for a more particular description.
>
> BEING the same property conveyed to COASTAL KING, LTD., A TEXAS LIMITED PARTNERSHIP, by warranty deed of record as Instrument No. 20151022-0107542, Register's Office for Davidson County, Tennessee, and by deed of record in Book 1667, page 1194, dated October 20, 2015, Register's Office for Wilson County, Tennessee.
>
> THIS is improved property known as: 101 Matterhorn Drive, Old Hickory, Tennessee 37138.

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

And it does covenant with the said Matterhorn Ventures, LLC that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. 2020 Wilson County property taxes, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 16, page 528, Wilson County Register's Office.

3. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

GRANTOR covenants with GRANTEE that it has done nothing to impair the title as received by GRANTOR, and it will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand this 28th day of September, 2020.

[REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK]

Coastal King, Ltd.
By: Hart Restaurant Management, Inc., Its General Partner

By:_____
Gary Hodge, Vice President

STATE OF TEXAS)
COUNTY OF NUECES)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Gary Hodge, with whom I am personally acquainted, and who acknowledged that he is the Vice President of Hart Restaurant Management, Inc., the general partner of Coastal King, Ltd., and is authorized to execute this instrument on behalf of the partnership and that as such he executed this instrument for the partnership for the purposes therein contained.

WITNESS my hand and official seal at Corpus Christi, Texas, on this the 28th day of September, 2020.

Newman F. Baker III
Notary Public

My commission expires: 6-7-23

NEWMAN F BAKER III
ID# 12613872-1
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-07-2023

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $3,165,000.00.

John Bean
AFFIANT

Subscribed and sworn to before me this 28th day of September, 2020.

Leslie Walsh
NOTARY PUBLIC

My Commission Expires: 1.3.23

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

The transfer tax was paid in Davidson County, Tennessee in Instrument No. _____.

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True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-5-21

Notary' Seal (if on paper)