Karen Johnson Davidson County
Batch# 486937 DEEDWARR
10/01/2020 08:11:30 AM 5 pgs
Fees: $28.00 Taxes: $3,874.75
20201001-0113059

THIS INSTRUMENT PREPARED BY:

Richard L. Rieck, Esq.
Maynard Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

STATE OF Alabama
COUNTY OF Mobile

The actual consideration or value, whichever is greater, for this transfer is $1,047,229.00

Gloria F. Watson
Affiant

Subscribed and sworn to before me, this 22nd day of September, 2020.

Beth Rogers
Notary Public
My Commission Expires: 4/22/2023

BETH ROGERS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES APR. 22, 2023

GENERAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Waffle House, Inc. Post Office Box 6450 Norcross, Georgia 30091	New Owner	071-06-0-079.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **EZELL, L.L.C.**, a Nevada limited liability company ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **WAFFLE HOUSE, INC.**, a Georgia corporation ("**Grantee**"), its successors, heirs and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **228 West Trinity Lane, Nashville, Davidson County, Tennessee**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered and unrestricted, except as set forth on Exhibit B attached hereto, to which this conveyance is expressly made subject. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons, except as set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed to be effective for all purposes as of the 22 day of September, 2020.

EZELL, L.L.C.,
a Nevada limited liability company

By: Ezell Holdings, LLC,
an Alabama limited liability company

Its: Sole Member

By: Elissa E Watkins
Elissa E. Watkins, Manager

STATE OF ALABAMA)
)
COUNTY OF MOBILE)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **ELISSA E. WATKINS**, whose name as Manager of Ezell Holdings, LLC, an Alabama limited liability company, as the sole member of Ezell, L.L.C., a Nevada 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 said instrument, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Witness my hand, at office, this 22nd day of September, 2020.

Beth Rogers
Notary Public

My Commission Expires: 4/22/2023

BETH ROGERS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES APR. 22, 2023

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot No. 1, Texaco Park, of record in Book 5190, Page 14, Register's Office for said county, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Ezell, L.L.C., a Nevada limited liability company 87.607%, E.E.E., L.L.C., a Nevada limited liability company 4.131%, J. C. Ezell, L.L.C., a Nevada limited liability company 4.131%, and W. C. Ezell, L.L.C., a Nevada limited liability company 4.131%, in undivided interests as tenants in common, by Warranty Deed from Treetop Enterprises, Inc., a Tennessee corporation, dated July 26, 1999, recorded July 30, 1999, in Book 11597, Page 356, in the Register's Office of Davidson County, Tennessee. Whereas, E.E.E., L.L.C., J.C. Ezell, L.L.C. and W.C. Ezell, L.L.C. merged into Ezell, L.L.C. as set forth in Affidavit recorded on _____, in Instrument No. 202010010113058___, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. Any encroachment, encumbrances, violations, variations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

3. Liability as to taxes resulting from supplemental revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

4. Any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on or under the Property

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5190, Page(s) 14, Plat Book 4470, Page 91, and Plat Book 161, Page 45, in the Register's Office of Davidson County, Tennessee.

6. Easement for electric power lines, recorded in Book 4208, Page 424, in the Register's Office of Davidson County, Tennessee.

7. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

8. All recording references are to the records maintained in the Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

