Karen Johnson Davidson County
Batch# 558544 DEEDWARRSP
01/21/2021 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20210121-0009269

FROM: N. P. Harris

TO: Waffle House, Inc., a Georgia corporation

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Waffle House, Inc. Attn: Real Estate Taxes 5986 Financial Drive Norcross, GA 30071	(same)	Map 97 Parcel 144

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 23 day of December, 2020.

SARAH C VANOVER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 01, 2023

Notary Public

My Comm. Expires: 6/1/2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **N. P. Harris**, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **Waffle House, Inc.**, a Georgia corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, and being all of Lot Two, Revised Boundary and Subdivision Plat, USET Cultural Center Subdivision, according to survey and plat of same appearing of record in Plat Book 7900, page 294, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

TOGETHER WITH: those certain rights and easements contained in that certain Easement Agreement between Calumet Motels, Ltd. and Treetop Enterprises, Inc. recorded in Book 8395, Page 318, said Register's Office.

FURTHER TOGETHER WITH: those certain rights and easements contained in that certain Easement Agreement between Calumet Motels, Ltd. and Treetop Enterprises, Inc. recorded in Book 8395, Page 326, said Register's Office.

FURTHER TOGETHER WITH: those certain rights and easements contained in that certain Easement Agreement between Calumet Motels, Ltd., N. P. Harris, and Treetop Enterprises, Inc. recorded in Book 8882, Page 898, said Register's Office.

Being the same property conveyed to N. P. Harris, by deed from Treetop Enterprises, Inc., a Tennessee corporation, of record in Book 8533, Page 704, said Register's Office.

The above described property is not the usual place of residence of the Grantor.

This is improved property known as 707 Stewarts Ferry Pike, Nashville, Tennessee 37214.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below (the "Permitted Exceptions"):

1. Metro Nashville Davidson County Taxes for 2020 and subsequent years.

2. Matters shown on the plat of record in Book 7900, Page 294, said Register's Office.

3. Matters contained in the deed of record in Book 6155, Page 281.

4. Deed of Conveyance of record in Book 8287, Page 15, said Register's Office.

5. Deed of Conveyance of record in Book 8287, Page 39, said Register's Office.

6. Matters contained in Deed of record in Book 8392, page 397, said Register's Office.

7. Easement Agreements of record in Book 8395, Pages 318 and 326, said Register's Office.

8. Easement Agreement of record in Book 8846, Page 628 said Register's Office.

9. Easement Agreement of record in Book 8882, Page 898 said Register's Office.

10. Easement Agreement of record in Book 8882, Page 907 said Register's Office.

11. Easement(s) retained in Metropolitan Government of Nashville and Davidson County Bill No. 83-1231.

12. Lack of direct access to a controlled access highway, I-40.

13. Title to that portion of the land embraced within the bounds of any public road or thoroughfare.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR, except for the Permitted Exceptions, 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.

WITNESS my hand this 31st day of December, 2020.

N P Harris

N. P. Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named N. P. Harris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of December, 2020.

D. E. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 1/4/21

MY COMMISSION EXPIRES:
JANUARY 4, 2021

4835-7904-4564.1

True Copy Certification

I, Lauri Slater, 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 FL

County of Hillsborough

Personally appeared before me, ~~[Name of Notary]~~, a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Melissa Rathlein

*Lauri Slater

Notary's Signature

My Commission Expires: 9/29/2023
Notary' Seal (if on paper)

Notary Public State of Florida
Melissa Rathlein
My Commission GG 917624
Expires 09/29/2023