Karen Johnson Davidson County
Batch# 757281 DEEDWARRSP
11/17/2021 03:42:38 PM 5 pgs
Fees: $28.00 Taxes: $2,215.56
20211117-0153352

This instrument prepared by:
ICE MILLER LLP
Attn: Ashley Laughlin
250 West Street, Suite 700
Columbus, OH 43215

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map & Parcel Nos.:
Charles E. Cooke 205 17th Avenue North, Suite 201 Nashville TN 37203	Charles E. Cooke 205 17th Avenue North, Suite 201 Nashville TN 37203	091-14-0-185.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, WHITE CASTLE SYSTEM, INC., an Ohio corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto CHARLES E. COOKE, the Grantee herein, its successors, heirs and assigns, that certain unimproved real estate located at 5605 Charlotte Pike, Nashville, Tennessee, 37209 in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

Whenever 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 and acknowledgement on following page(s).]

Witness our hand as of the 15th day of November, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

WHITE CASTLE SYSTEM, INC.,
an Ohio corporation

By: _____
Russell J. Meyer
Chief Financial Officer

ATTEST:

By: _____
Anthony Joseph
Secretary

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell J. Meyer and Anthony Joseph, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged they are the Chief Financial Officer and Secretary, of WHITE CASTLE SYSTEM, INC., an Ohio corporation, the within named bargainor, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office, this 15th day of November, 2021.

Patti Lambert
Notary Public

My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

PATTI LAMBERT
Notary Public, State of Ohio
My Commission Expires 12-19-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$598,800.60~~.

Affiant

Subscribed and sworn to before me this the 16 day of NOV., 2021

Notary Public

My commission expires:

GUY MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-02-2025

EXHIBIT A
(Property Description)

Land in Davidson County, Tennessee, being part of Block No. 14, as shown on the map entitled C.C. Vernon's Subdivision of 146 acres in the Old 12th District of Davidson County, Tennessee, of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the west margin of Orlando Avenue 150 feet south of the south margin of Charlotte Pike and running 50 feet southwardly along the west margin of said Orlando Avenue to a point; thence westwardly 140 feet to an 8-foot alley; thence northwardly 50 feet along said alley to a point; thence eastwardly 140 feet to the point of beginning.

Being the same property conveyed to White Castle System, Inc., by deed from Lloyd L. Holden and wife, Alice C. Holden, of record in Book 6622, page 352, dated August 2, 1985, said Register's Office.

EXHIBIT B
(Permitted Encumbrances)

1. 2022 and future property taxes, not yet due and payable.
2. The following matters shown on the plat of survey prepared by David P. Brackman, Tenn. RLS No. 1684, with Brackman Land Surveying, dated July 3, 2021, last revised November 3, 2021, and designated as Job No. 21093: Storm sewer line (18-inch) which traverses the property roughly parallel with the South boundary line for which no easement appears of record.