Prepared By:

Michael T. Folks, Esq.
Captain D's, LLC
624 Grassmere Park Drive, Suite 30
Nashville, Tennessee 37211

When Recorded, Return To:

Rudy Title
608 Shelby Ave
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 812220 DEEDWARR
02/28/2022 10:07:25 AM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20220228-0022181

LIMITED WARRANTY DEED

Captain D's, LLC (the "Grantor"), a Delaware limited liability company, having a mailing address of 624 Grassmere Park Drive, Suite 30, Nashville, Tennessee 37211, for and in consideration of $10.00 and other good and valuable consideration to the Grantor in hand paid by 3700 Gallatin Pike, LLC (the "Grantee"), a Tennessee limited liability company, having a mailing address of 1871 Burland Crescent, Brentwood, Tennessee 37027, the receipt and sufficiency of which the Grantor hereby acknowledges, has granted, bargained, sold and conveyed and, by these presents, hereby grants, bargains, sells and conveys to the Grantee all of that certain real property located in the Nashville, Davidson County, Tennessee, being more particularly described on Exhibit A to this instrument, together with (1) all improvements located on the property and (2) all and singular rights, benefits, privileges, easements, tenements, hereditaments and appurtenances on the property or in anywise appertaining to the property, (collectively, the "Property").

The Grantor is making and the Grantee is accepting this conveyance subject to the encumbrances, exceptions and restrictions listed on Exhibit B to this instrument (the "Permitted Exceptions"), if and only to the extent valid and enforceable against the Property.

To have and to hold the Property, as set forth above, unto the Grantee and its successors and assigns forever. The Grantor hereby binds itself and its successors and assigns to warrant and forever defend all and singular, subject to the Permitted Exceptions, the Property unto the Grantee and its successors and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part of the Property by, through or under the Grantor.

The Grantee, by its acceptance of this conveyance, hereby assumes and shall pay any and all ad valorem taxes and special assessments pertaining to the Property for the calendar year of 2022 and subsequent years, the parties having prorated the ad valorem taxes for the current calendar year between themselves.

In witness of this conveyance, the Grantor has executed this Limited Warranty Deed on this 24 day of January, 2022.

Grantor:

Captain D's, LLC

By: Michael T. Folks
Michael T. Folks, Senior Vice President

State of Tennessee)
) ss:
County of Davidson)

Personally appeared before me, Michael T. Folks, Senior Vice President of Captain D's, LLC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Senior Vice President of Captain D's, LLC and is authorized to execute this instrument on behalf of the company.

Witness my hand, at office, this 24th day of January, 2022.

Notary Public

My Commission Expires:

May 2, 2022

JESSICA WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Exhibit A

Legal Description of Property

A tract of land in the 1st Civil District, 9th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lot #1 on the "Re-Recording of Lot #1 of Inglewood Place" as of record in Plat Book 6050, page 432, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin in concrete on the easterly right-of-way line of Gallatin Pike, U.S. 31E (an 84-foot wide right-of-way), said point is at the southwest property corner of Third National Bank Trustee property as of record in Deed Book 4457, page 615, R.O.D.C., Tennessee, being on Map 72-3, Parcel 40, and proceeding as follows:

1. Leaving the easterly right-of-way line of said Gallatin Pike and with the common property line of Third National Bank Trustee for the next two calls S84°00'00"E, 183.16 feet to an existing iron pin; thence,

2. N6°26'10"E, 100.00 feet to an existing iron pin; thence,

3. Leaving said Third National Bank Trustee property and with the common property line of Emro Marketing Company as of record in Deed Book 7909, page 49, R.O.D.C., Tennessee, Map 61-15, Parcel 319, S84°00'00"E, 51.00 feet to an existing iron pin; thence,

4. Leaving said Emro Marketing Company property and with the common property line of John E. Grapes, et ux, as of record in Deed Book 5881, page 370, R.O.D.C., Tennessee, Map 72-3, Parcel 37, S6°26'02"W, 203.79 feet to an existing iron pin; thence,

5. Leaving said Grapes property and with the northerly right-of-way line of McChesney Avenue (a 60-foot wide right-of-way) N84°00'00"W, 237.90 feet to an existing iron pin; thence,

6. With a 25.00 foot radius return curve to the right having a central angle of 111°45'45", for a distance of 48.77 feet to an existing iron pin in concrete, said curve has a chord, bearing and distance of N28°07'08"W, 41.394 feet; thence,

7. With the easterly right-of-way line of Gallatin Pike, N27°45'45E", 74.85 feet to the point of beginning.

For Information Only: containing 31,199 square feet or 0.716 acre, more or less.

Being the same property conveyed to Captain D's Inc. by Shoney's, Inc. dated as of September 6, 2000 and recorded March 1, 2001 as Instrument No. 20010301-00119310, in the Office of the Register of Deeds for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes, charges or assessments for the current year and all subsequent years.

2. All matters shown on the survey by Christopher S. Denham, RLS Tennessee Reg. No. 2000, dated October 12, 2020.

3. All matters shown on the Plat of record in Plat Book 6050, Page 432, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$900,000.00**.

AFFIANT

Sworn to and subscribed before me this
27th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 05-09-23

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Address New Owner(s) as Follows:

3700 Gallatin Pike, LLC

1871 Burland Crescent

Brentwood, TN 37027

Send Tax Bills To:

New Owner

Map/Parcel Number: 072-03-0-039