Karen Johnson Davidson County
Batch# 1157505 DEEDWARR
07/12/2024 02:29:30 PM 5 pgs
Fees: $28.00 Taxes: $2,312.50
20240712-0052647

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2024. Notary Public MY COMMISSION EXPIRES: 7-7-25 (AFFIX SEAL)

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Arnold's Fried Chicken Holdings LLC	Arnold's Fried Chicken Holdings LLC	081 11 0 451.00
(NAME) 1107 17th Avenue South	(NAME) 1107 17th Avenue South	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bon Urban Properties II**, a Tennessee general partnership (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Arnold's Fried Chicken Holdings LLC**, a Tennessee limited liability company (the "**Grantee(s)**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**") described on Exhibit "B", attached hereto and incorporated herein.

This is improved property located at 1110 Buchanan Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 11th day of July, 2024.

GRANTOR:

Bon Urban Properties II,
a Tennessee general partnership

By: _____
Kelly Bonadies, General Partner

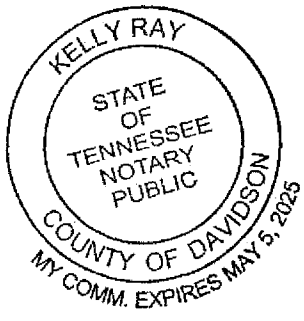
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Kelly Bonadies with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the General Partner of Bon Urban Properties II, a Tennessee general partnership, the within named Grantor, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by herself as General Partner of the Partnership.

WITNESS my hand, at office, this 11th day of July, 2024.

_____
Notary Public



My Commission Expires: 5-5-2025

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Being Lot 51 on the Plan of Cephas Woodard Subdivision of Lot 5 and 6 of the Woodard Plan, as of record in Plat Book 161, Page 174, Register's Office for said County, said Lot 51 fronts 59 feet on the Northerly side of Buchanan Street and runs back 126.½ feet on the Westerly side and 139.6 feet on the Easterly line with the Westerly margin of Cephas Avenue to the Southerly line of Lot No. 50, measuring 57 ½ feet thereon.

Being a portion of the same property conveyed to Bon Urban Properties II, a Tennessee General Partnership, by Warranty Deed from Estate of Annie Hyde Johnson, of record in Instrument No. 20141223-0117275, in the Register's Office of Davidson County, Tennessee, dated December 02, 2014 and recorded on December 23, 2014.

Being a portion of the same property conveyed to Bon Urban Properties II, a Tennessee General Partnership, by Quitclaim Deed from The Farmington 3 Trust ("Farmington") and BPI Crabtree Family Investments, LLC ("BPI") of record in Instrument No. 20180802-0075833, in the Register's Office of Davidson County, Tennessee, dated August 01, 2018 and recorded on August 02, 2018.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHARD TUCKER PROPERTY PARKWAY PLACE LOTS 1-3 MINOR PLAT, as recorded in Plat Book K, Page(s) 239, as shown on the Survey.

4. Easement for Construction and Drainage, recorded in Volume 427, Page 1098, as shown on the Survey.

5. All matters shown on that certain ALTA Survey dated May 25, 2023, prepared by Sam Billingsley, TN RLS 2652, with Kimley Horn, Project No. 118284001 (the "Survey").

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 11, 2024.

Signature
Date: July 12, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 12th day of July, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025